

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR BLOCK D OF THE ADDISON GROVE ADDITION, PART OF A PLANNED DEVELOPMENT ZONING DISTRICT (O16-003), AND SITUATED ON 2.08± ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MAGNOLIA STREET AND RUNYON ROAD, TO ALLOW FOR THE DEVELOPMENT OF 54 TOWNHOME LOTS AND ONE OPEN SPACE LOT; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on June 21, 2022 the Planning & Zoning Commission considered and made recommendations on Case No.1833-Z, being a request to approve a Development Plan (defined herein below) for Addison Grove, Block D, comprising 2.08± acres generally located at the southwest corner of Magnolia Street and Runyon Road, to allow for the development of 54 townhome lots and one open space lot; and

**WHEREAS**, Planned Development District O16-003 requires Development Plan approval prior to the issuance of a building permit; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that approval of this Development Plan promotes the general welfare and safety of this community.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:**

**SECTION 1.** That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**SECTION 2.** Addison Grove, Block D shall be improved in accordance with the Development Plan, which is comprised of a site plan, landscape plan, façade and floor plans (the “Development Plan”), which is attached hereto as **Exhibit A** and made a part hereof for all purposes.

**SECTION 3.** Execution of the Development Plan is permitted subject to the following conditions:

- A. A replat and associated air rights easements are approved and filed prior to release of any Block D building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- B. An 8-inch waterline connection is made between existing waterlines within the Magnolia Street and Beltway Drive rights-of-way prior to release of any Block D

building permits. The required public safety connection and associated bollards that are co-located at this location may be installed concurrently or at the time of construction of the closest adjacent lots.

- C. The public park situated within Block A is completed and accepted by the Town prior to the release of any Block D building permits.
- D. No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.

**SECTION 4.** Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison.

**SECTION 5.** The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the 12<sup>TH</sup> day of JULY 2022.

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Joe Chow, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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Irma Parker, City Secretary

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Whitt Wyatt, City Attorney











# Exhibit A

**1** TYP. ROOT BARRIER  
DETAIL @ SIDEWALK

NTS

**2** TYP. ROOT BARRIER  
DETAIL @ SIDEWALK

NTS

**3** TYPICAL SECTION DETAIL AT  
STRUCTURAL SOIL

NTS

**4** TYP. VINE PLANTING DETAIL

NTS

**5** TYPICAL  
PAVING DETAIL

NTS

**LIB 242 Specifications**  
**242 Deeproot® Tree Root Barrier**

Deeproot® Tree Root Barrier is a high-strength, polypropylene fiber-reinforced concrete barrier designed to prevent tree roots from invading sidewalks, driveways, and other paved areas. It is available in two configurations: a standard barrier and a barrier with a built-in drainage system.

**INSTALLATION:**

- Excavate the area to be protected, ensuring the barrier is installed at least 12 inches from the edge of the curb.
- Place the barrier in the trench, ensuring it is fully seated and level.
- Backfill the trench with soil, tamping it down to ensure a tight fit.
- Finish the surface with a concrete or other suitable paving material.

**MAINTENANCE:**

Regular inspection of the barrier is recommended to ensure it remains in good condition. Any damage or wear should be repaired promptly.

**NOTES:**

- INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- CONSTRUCTION TO BE SET IN STRUCTURAL SOIL OR ADJACENT SOIL TO PROVIDE A CONTINUOUS 5' WIDE SOIL BENCH.
- SOIL NUMBER SHALL BE CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS.
- MANUFACTURER SHALL BE APPROVED BY THE CITY.

**ASAKURA ROBINSON**

LANDSCAPE ARCHITECTS

2015 W. UNIVERSITY AVENUE, SUITE 100  
DALLAS, TEXAS 75201  
PHONE: 214.750.1234  
WWW.ASAKURAROBINSON.COM

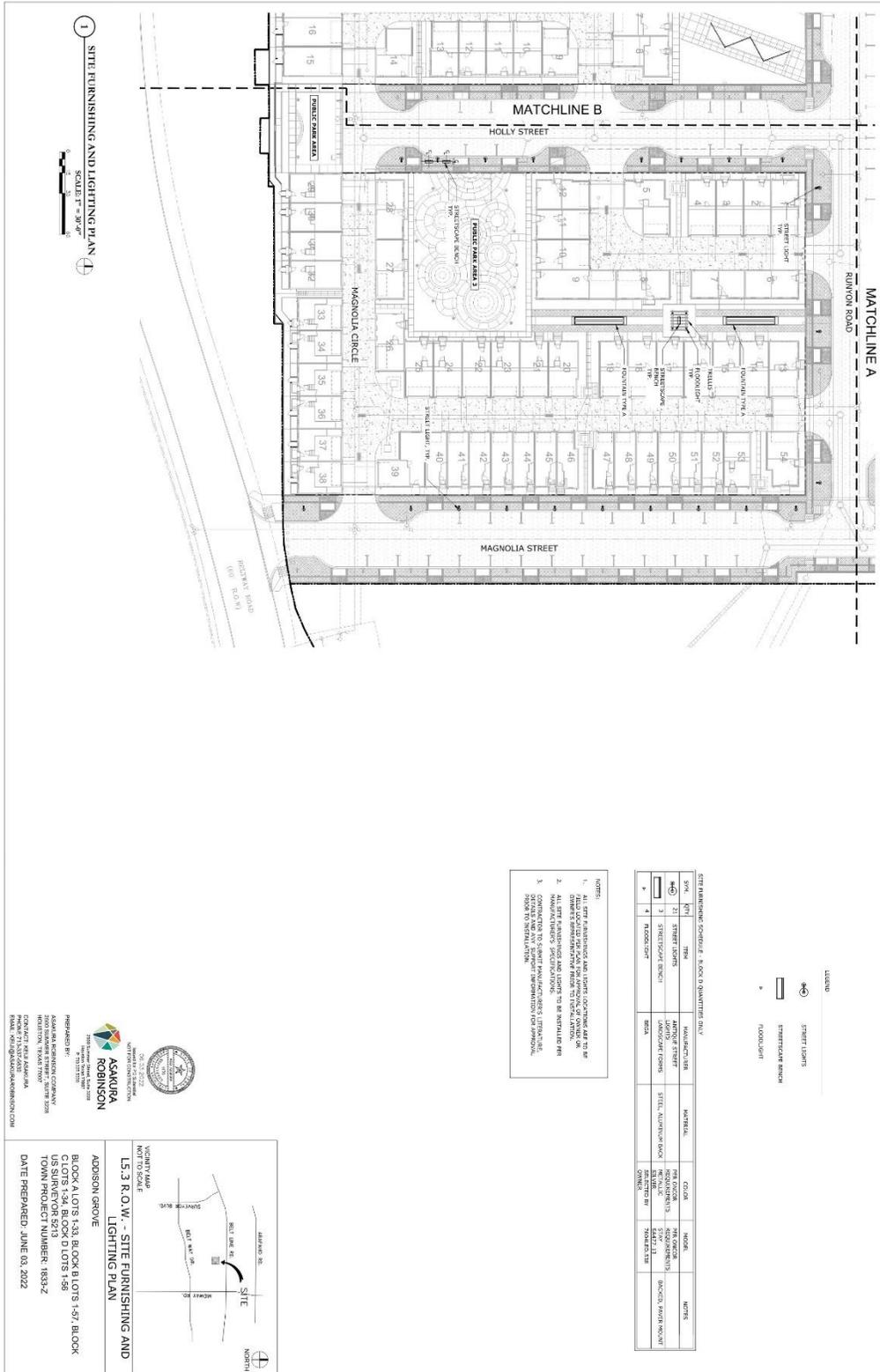
ASAKURA ROBINSON COMPANY  
1400 SUMMIT STREET, SUITE 2020  
DALLAS, TEXAS 75201  
PHONE: 214.750.1234  
WWW.ASAKURAROBINSON.COM

**L4.5 - LANDSCAPE DETAILS**

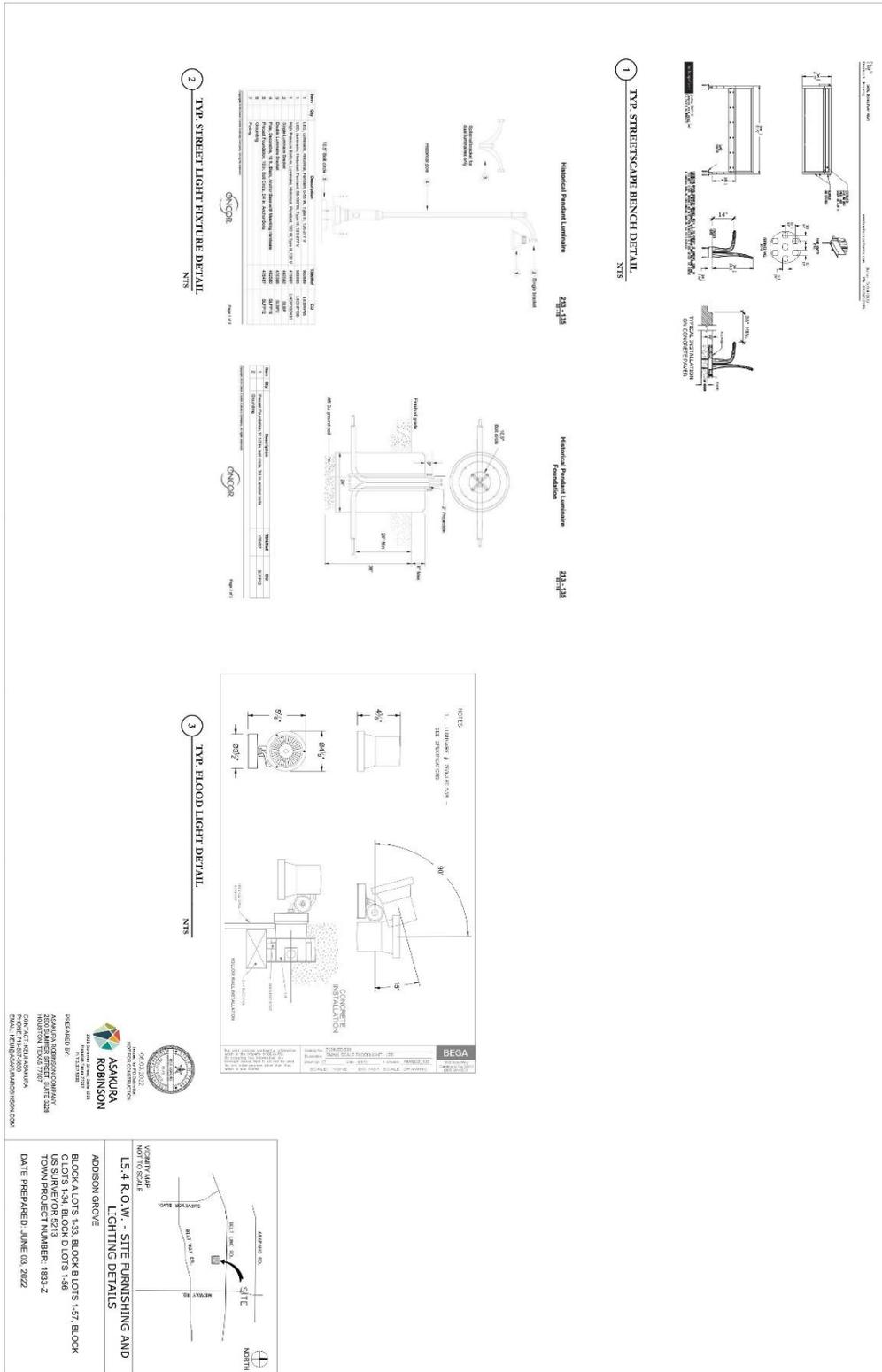
ADDISON GROVE

BLOCK A LOTS 1-23, BLOCK B LOTS 1-57, BLOCK C LOTS 1-57, BLOCK D LOTS 1-56  
US SURVEYOR 6273  
TOWN PROJECT NUMBER: 1833-Z  
DATE PREPARED: JUNE 03, 2022

# Exhibit A

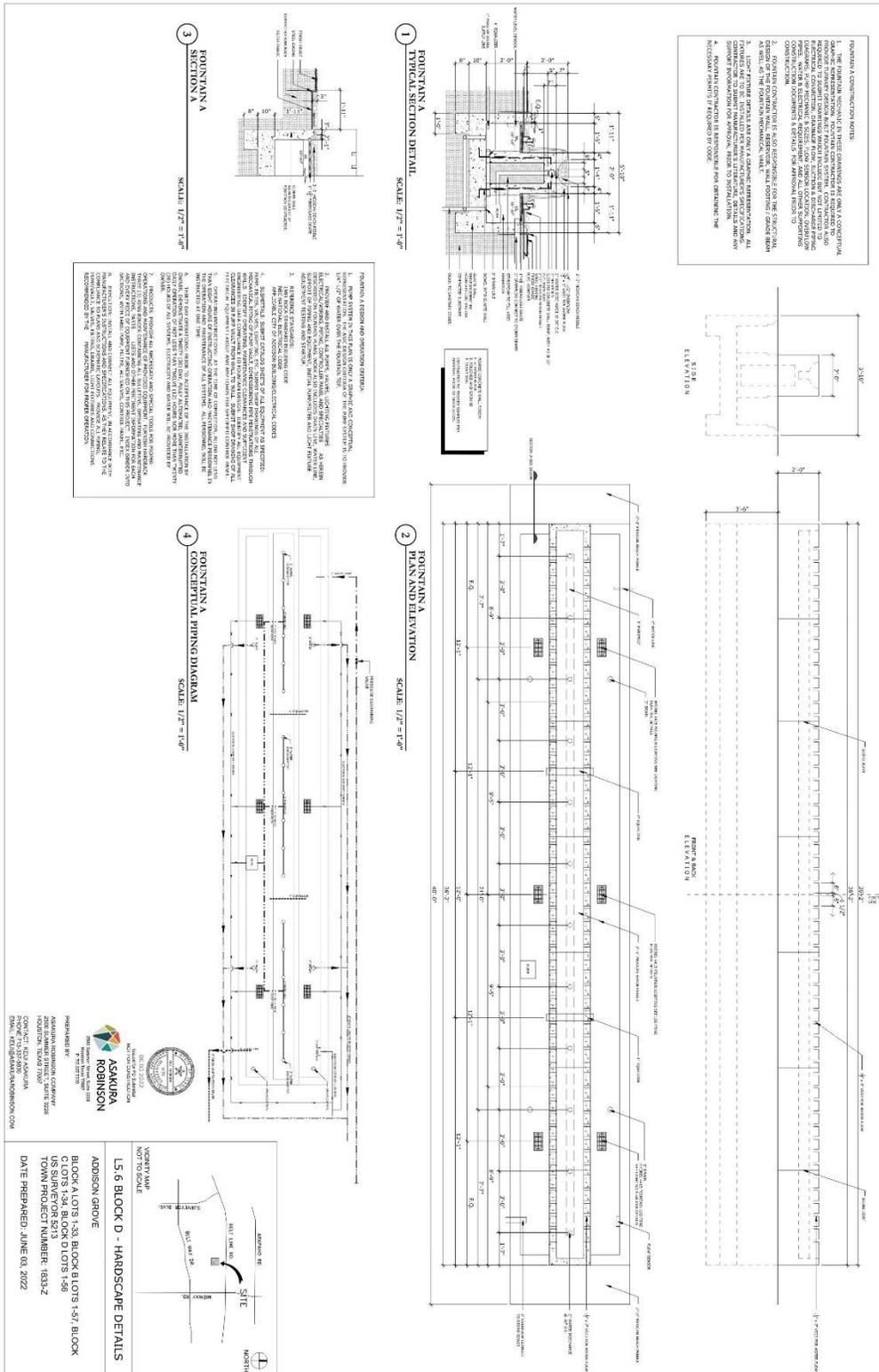


# Exhibit A





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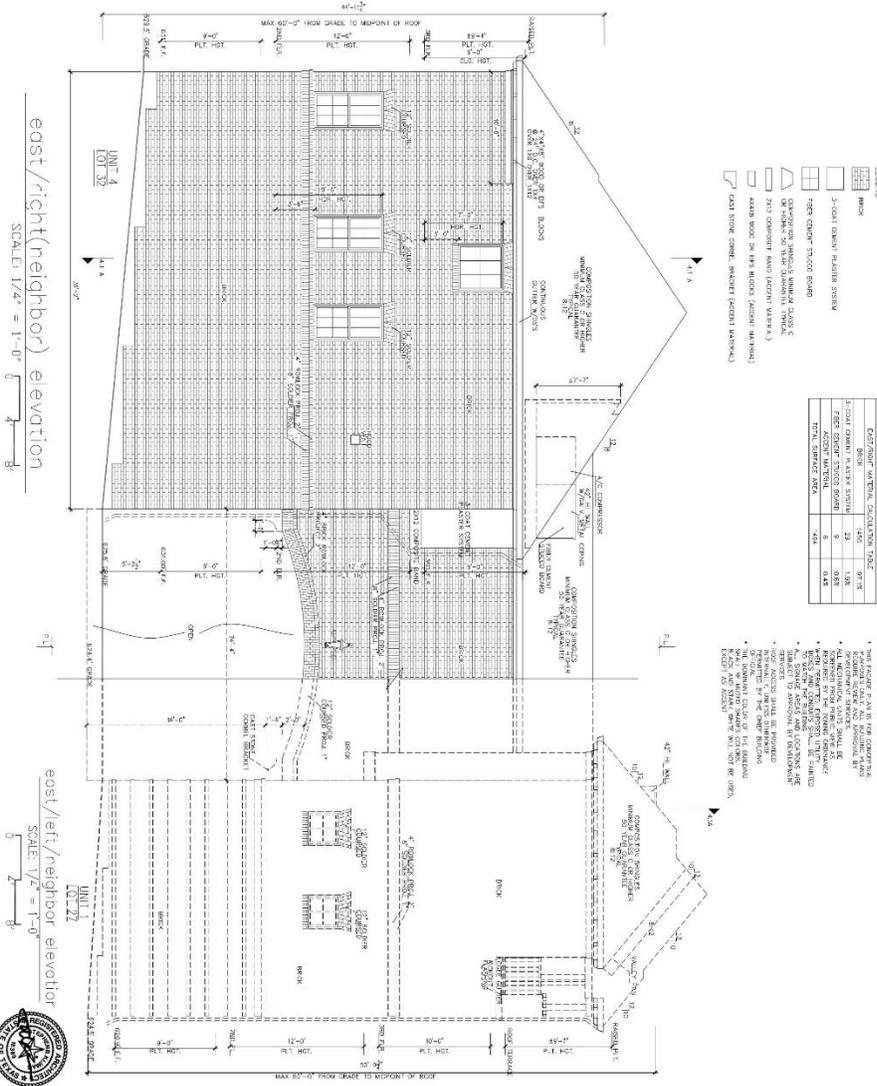
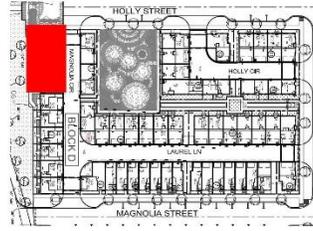






# Exhibit A

Town Project #: 1833-Z

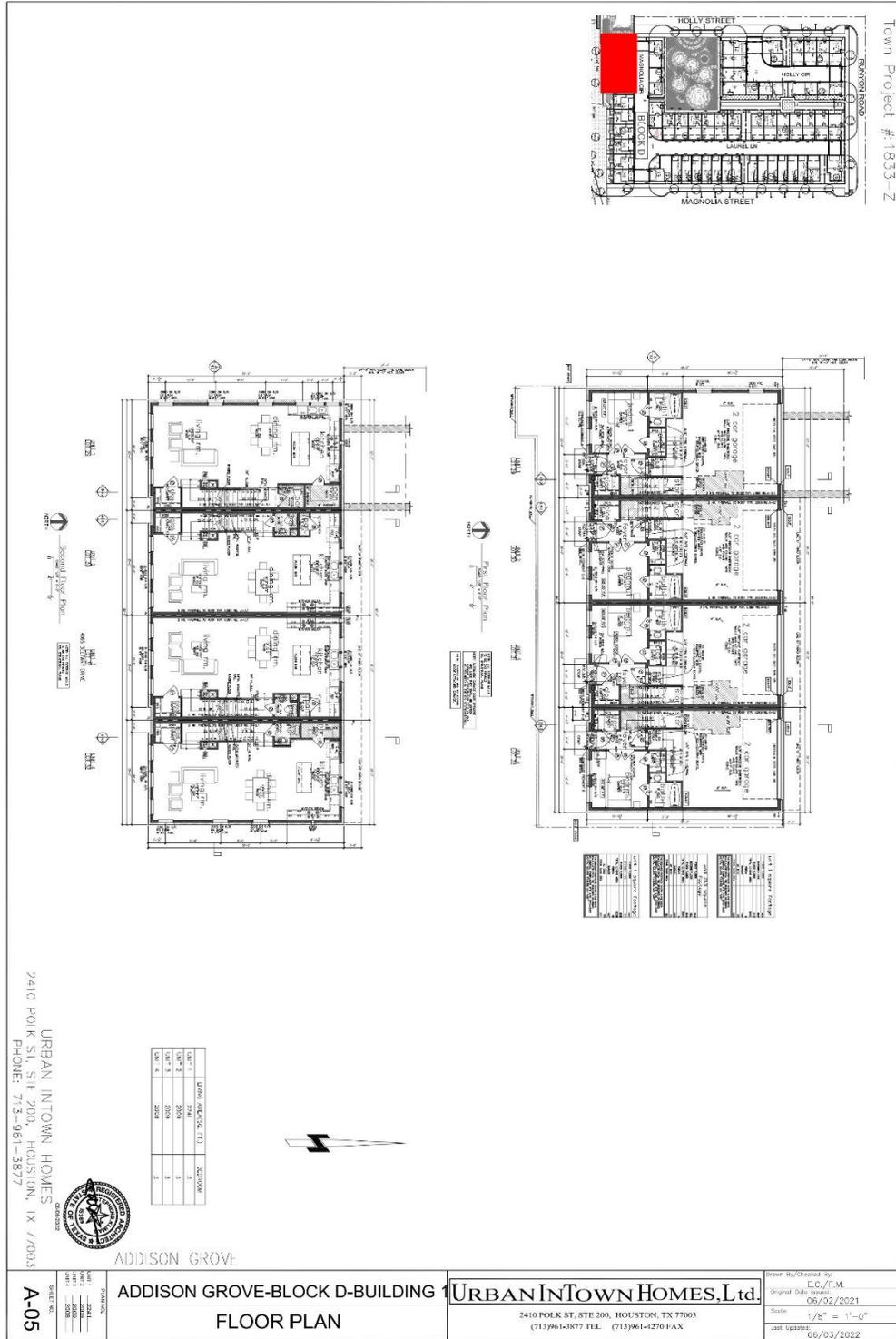


URBAN INTOWN HOMES  
 2410 POLK ST., STE 200, HOUSTON, TX 77003  
 PHONE: 713-961-3877

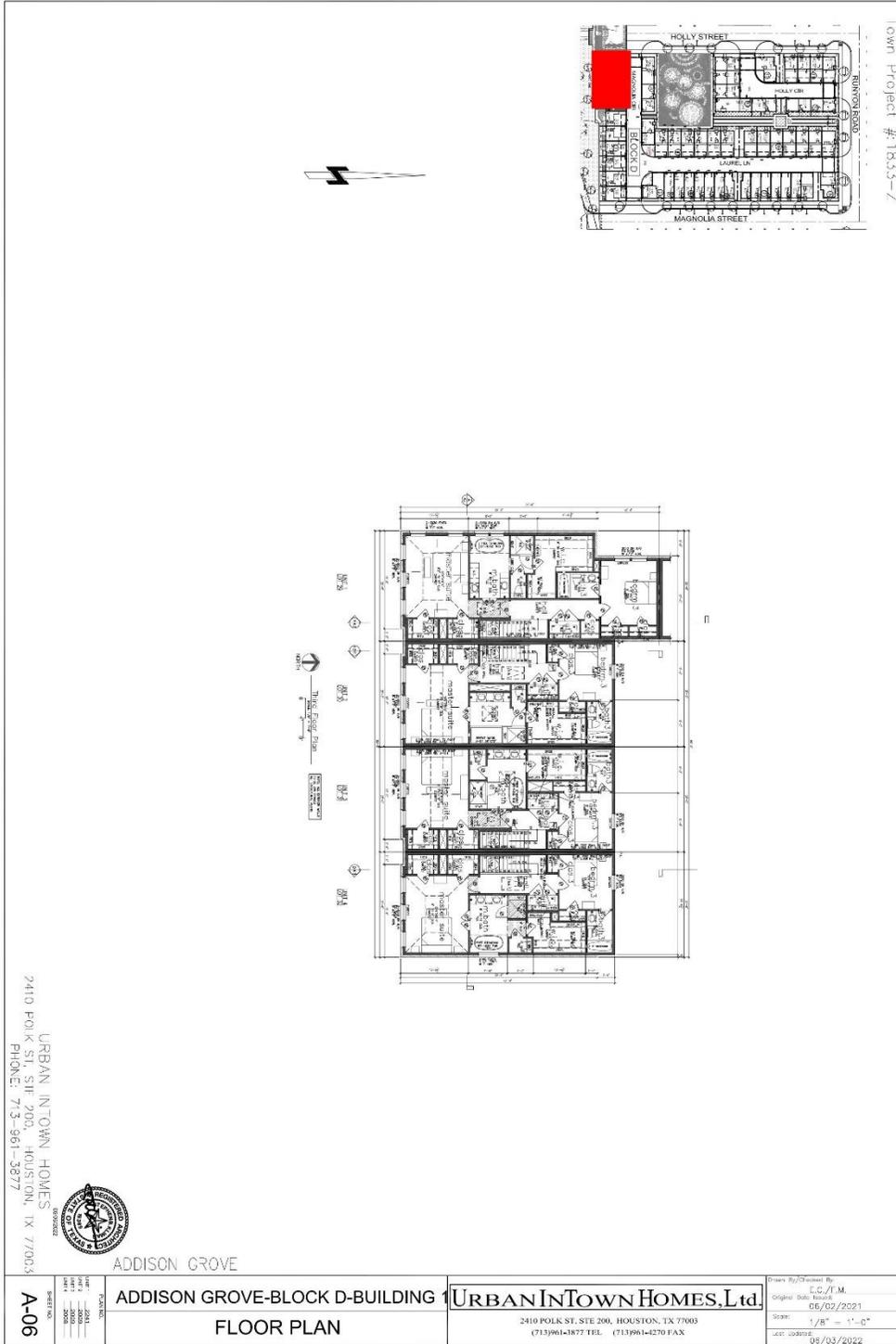
	<b>ADDISON GROVE-BLOCK D-BUILDING</b> <b>EAST/RIGHT ELEVATIONS</b>	<b>URBAN INTOWN HOMES, Ltd.</b> 2410 POLK ST., STE 200, HOUSTON, TX 77003 (713)961-3877 TEL. (713)961-4270 FAX	Drawn By/Checked By: F.C./T.M. Original Date: 06/02/2021 Scale: 1/4" = 1'-0" Issue Update: 06/03/2022
<b>A-03</b>			



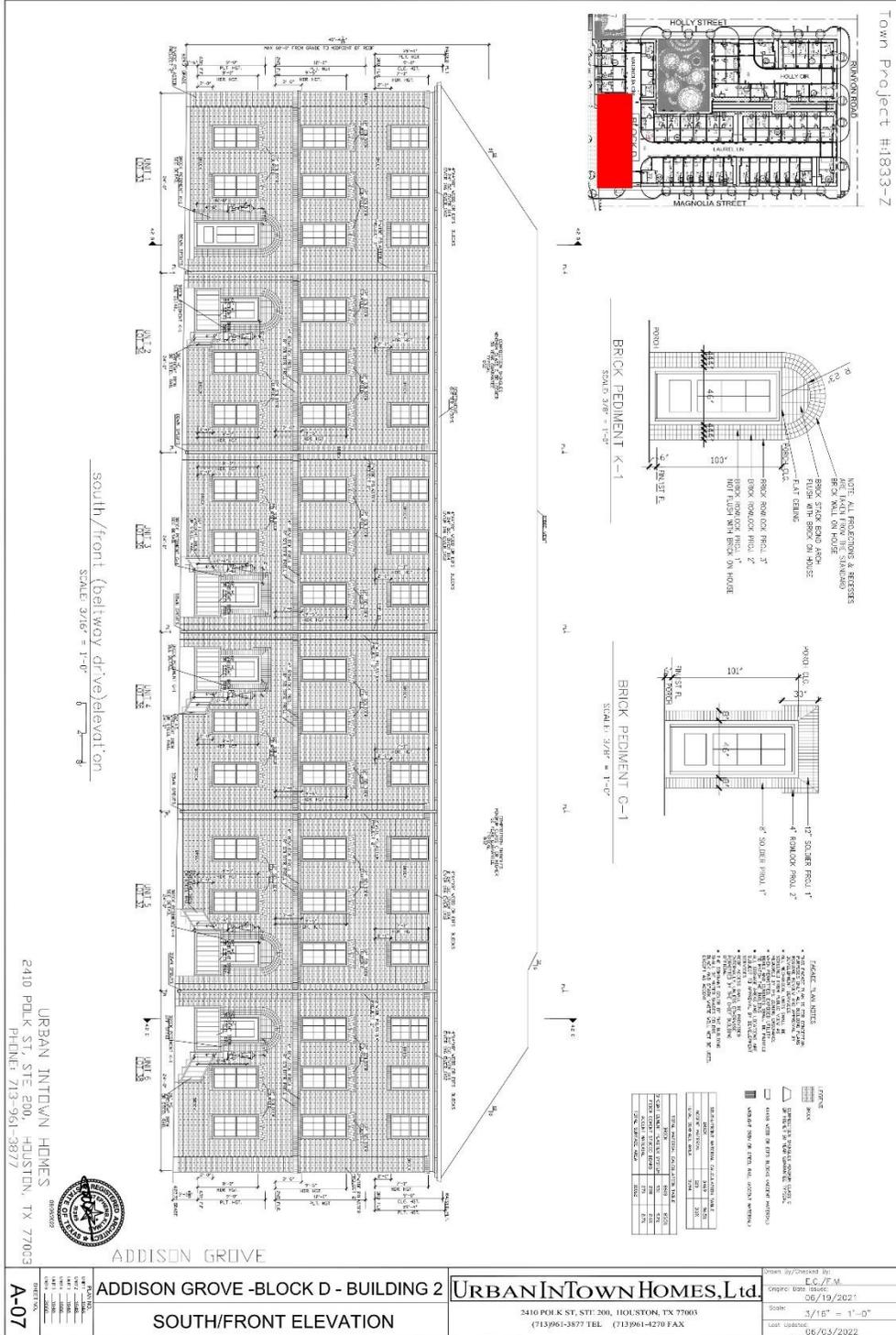
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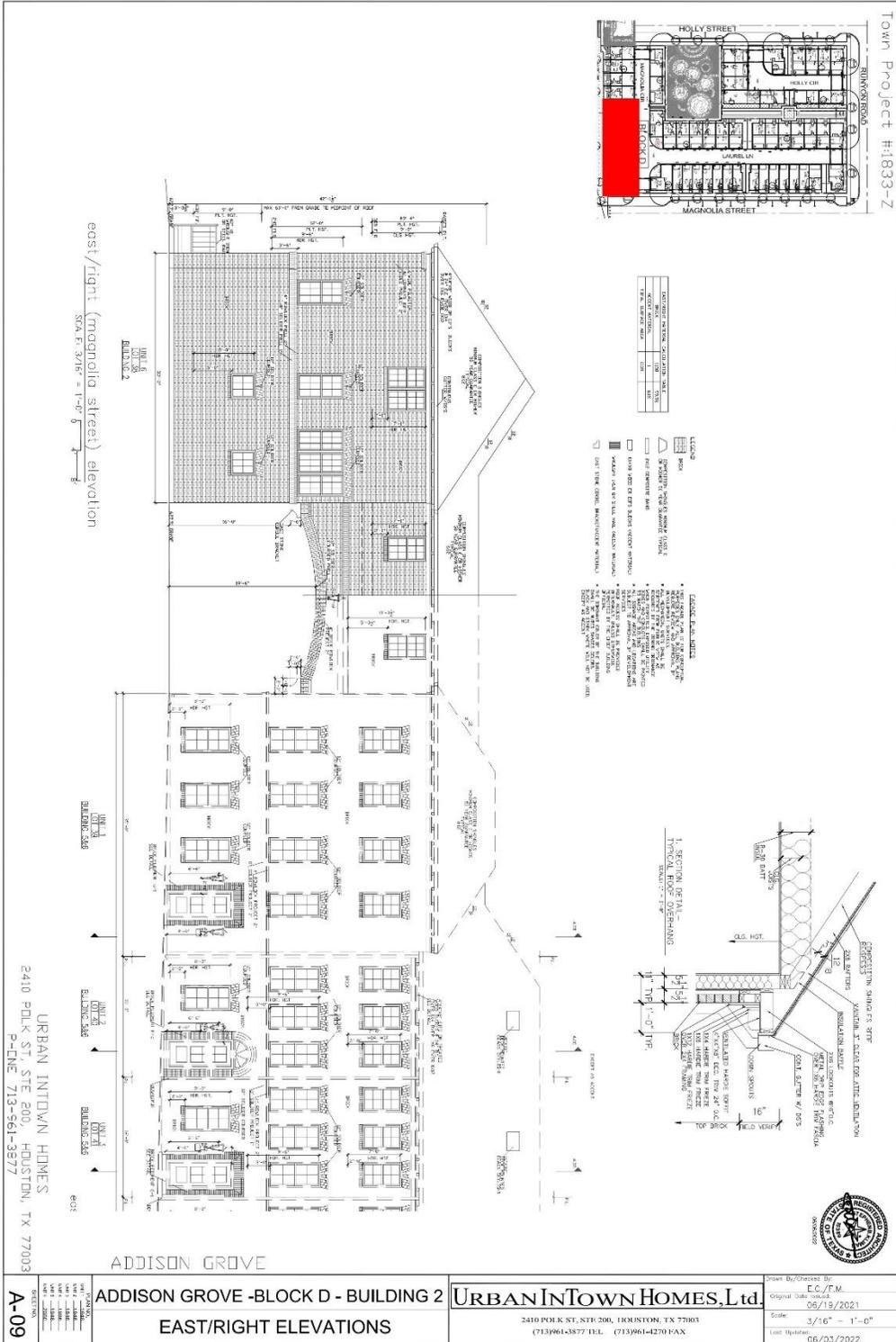


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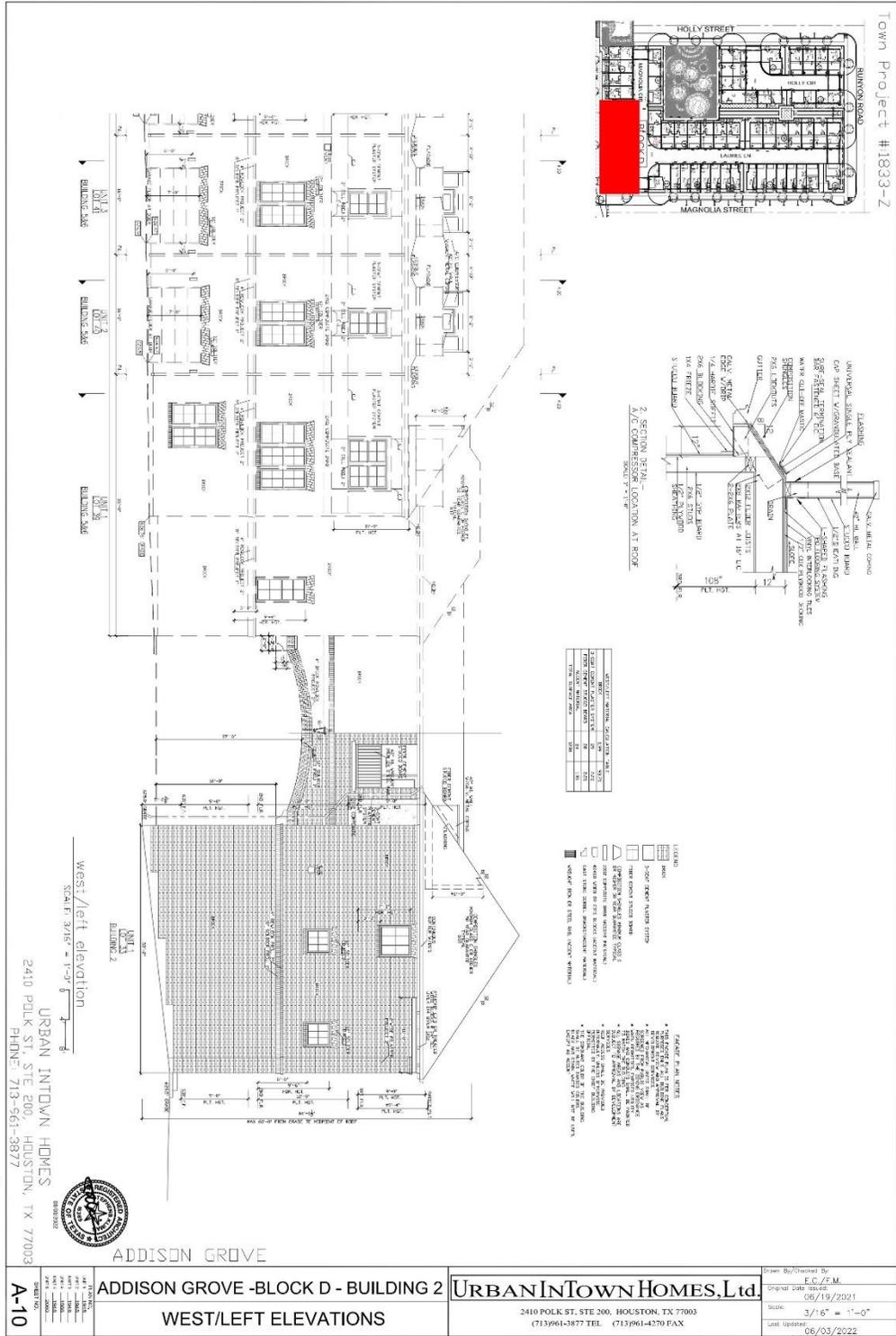




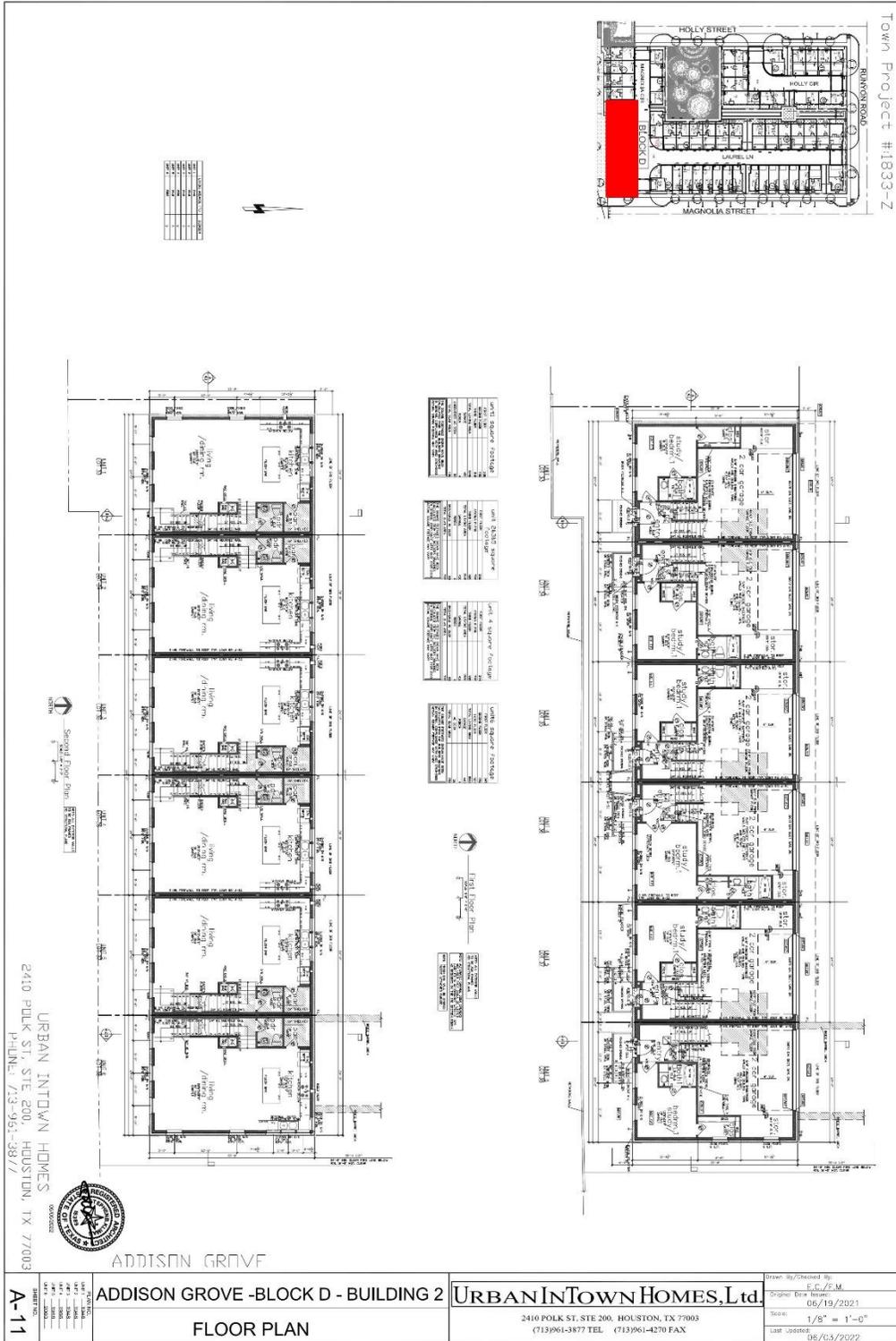
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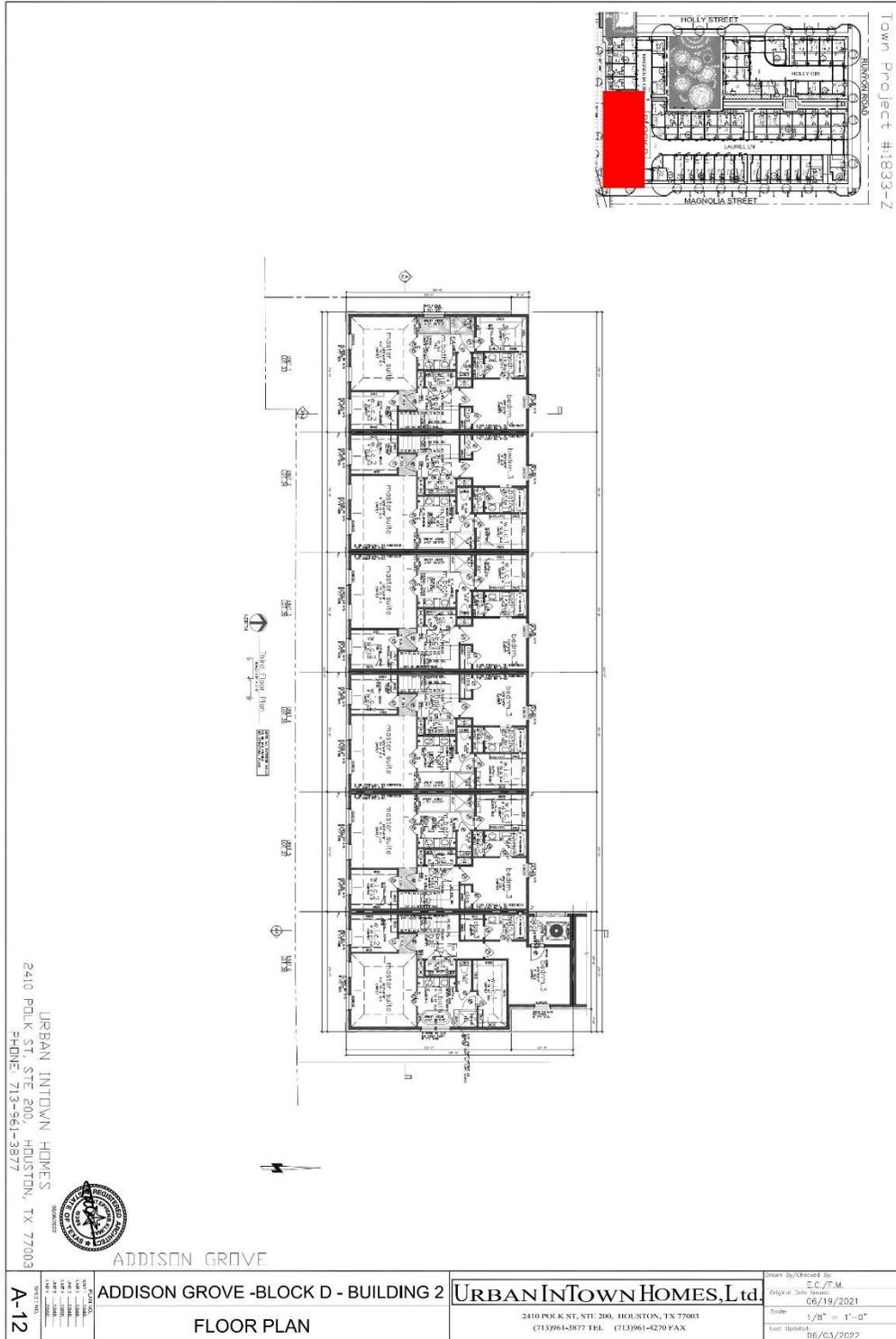
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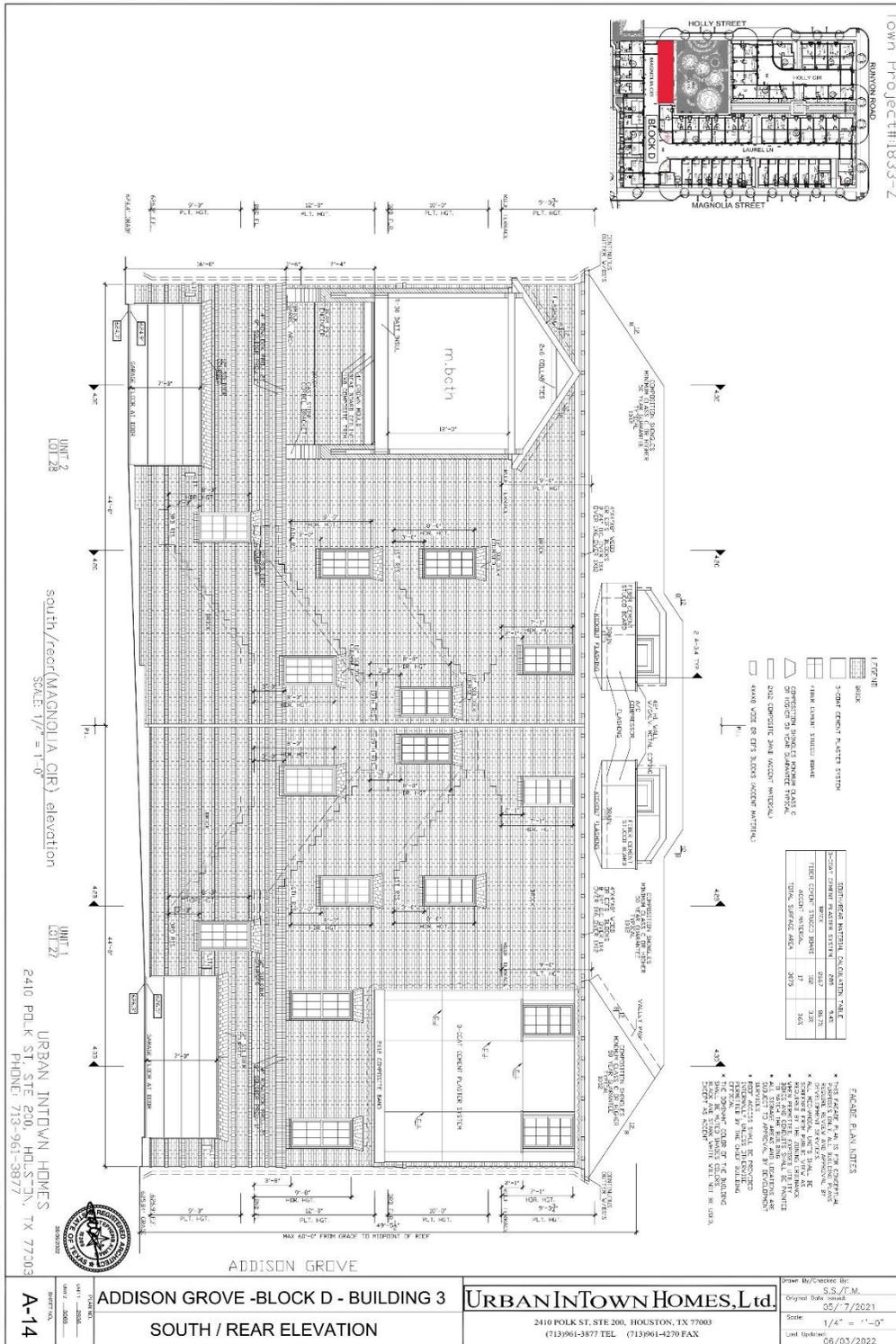


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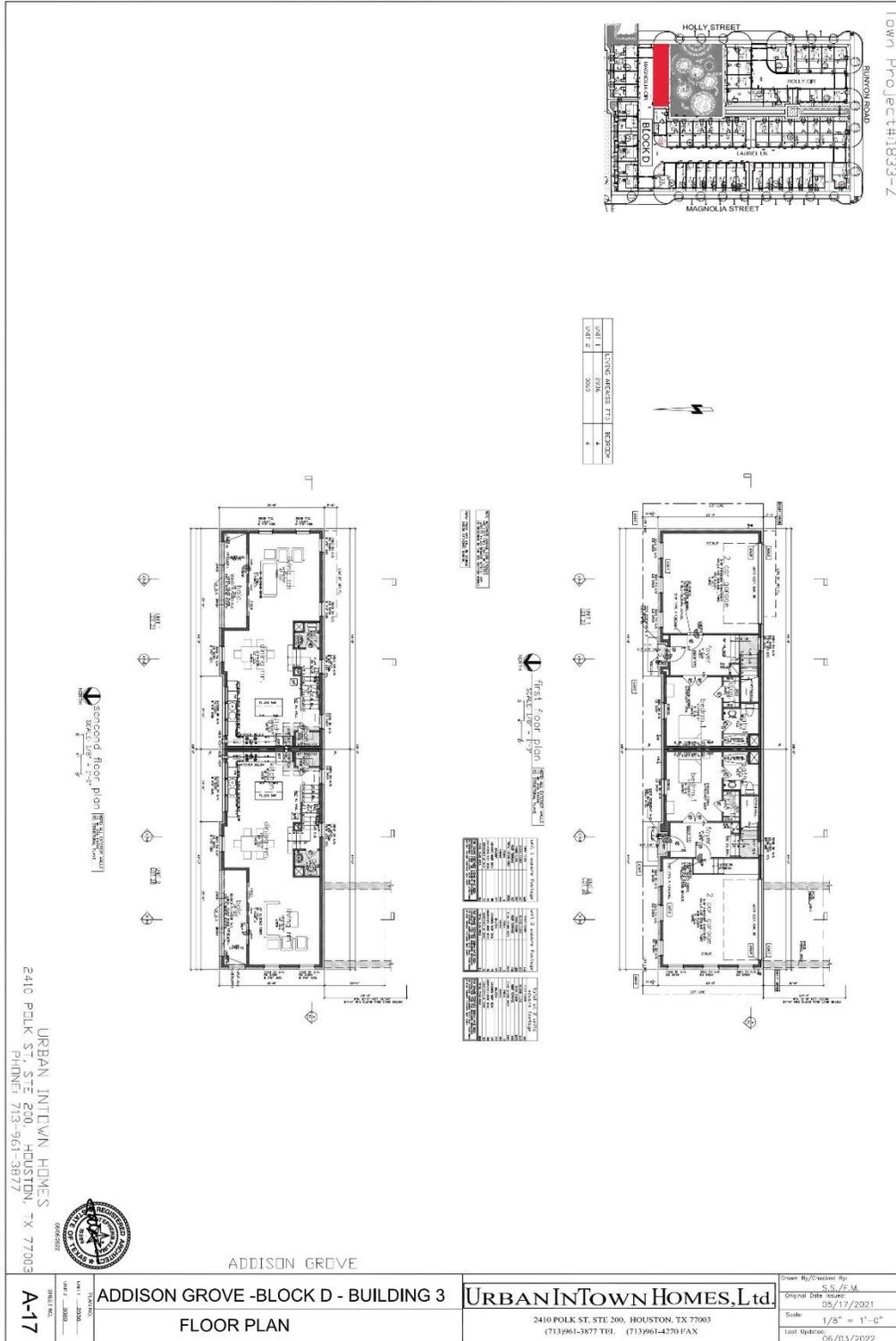
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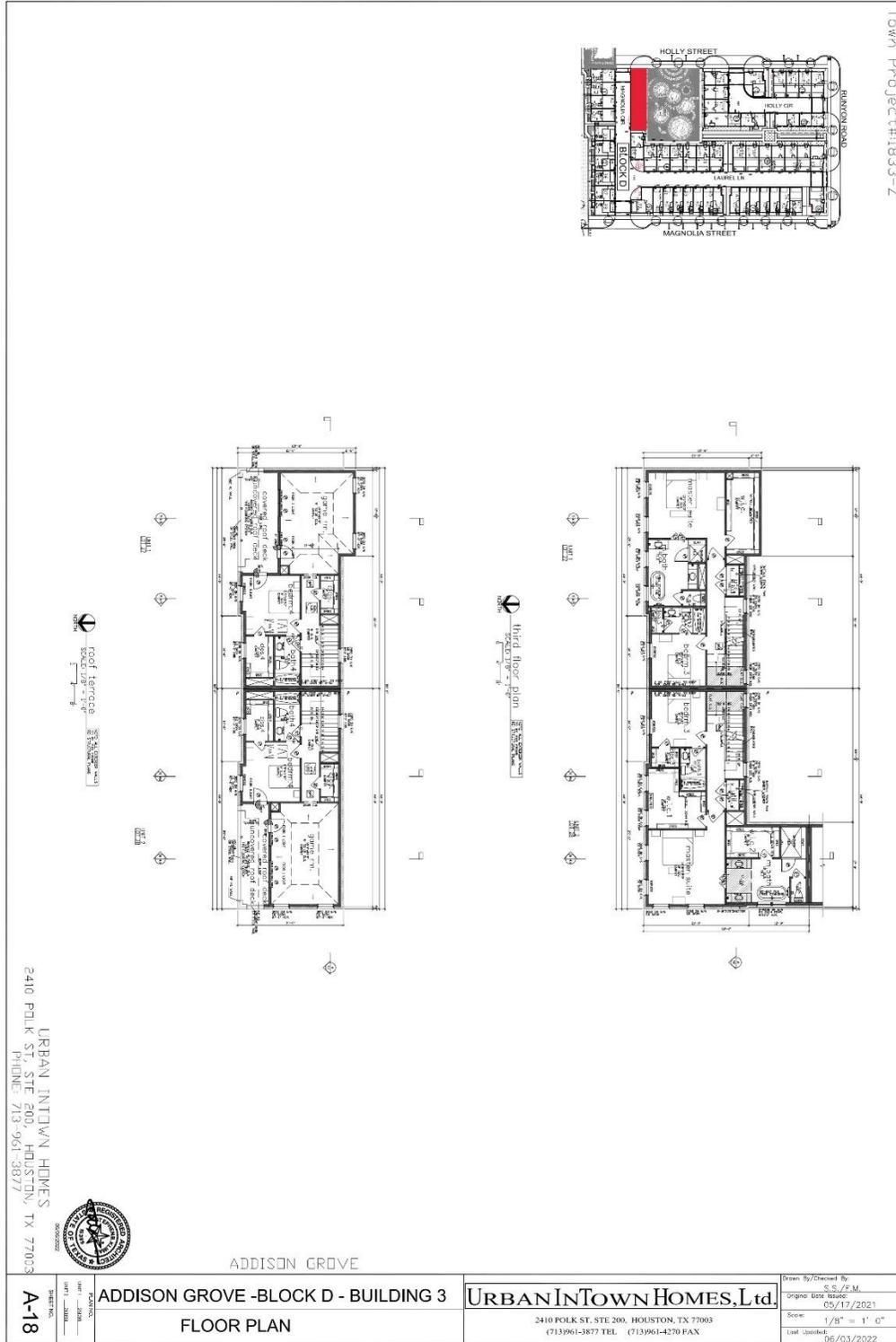




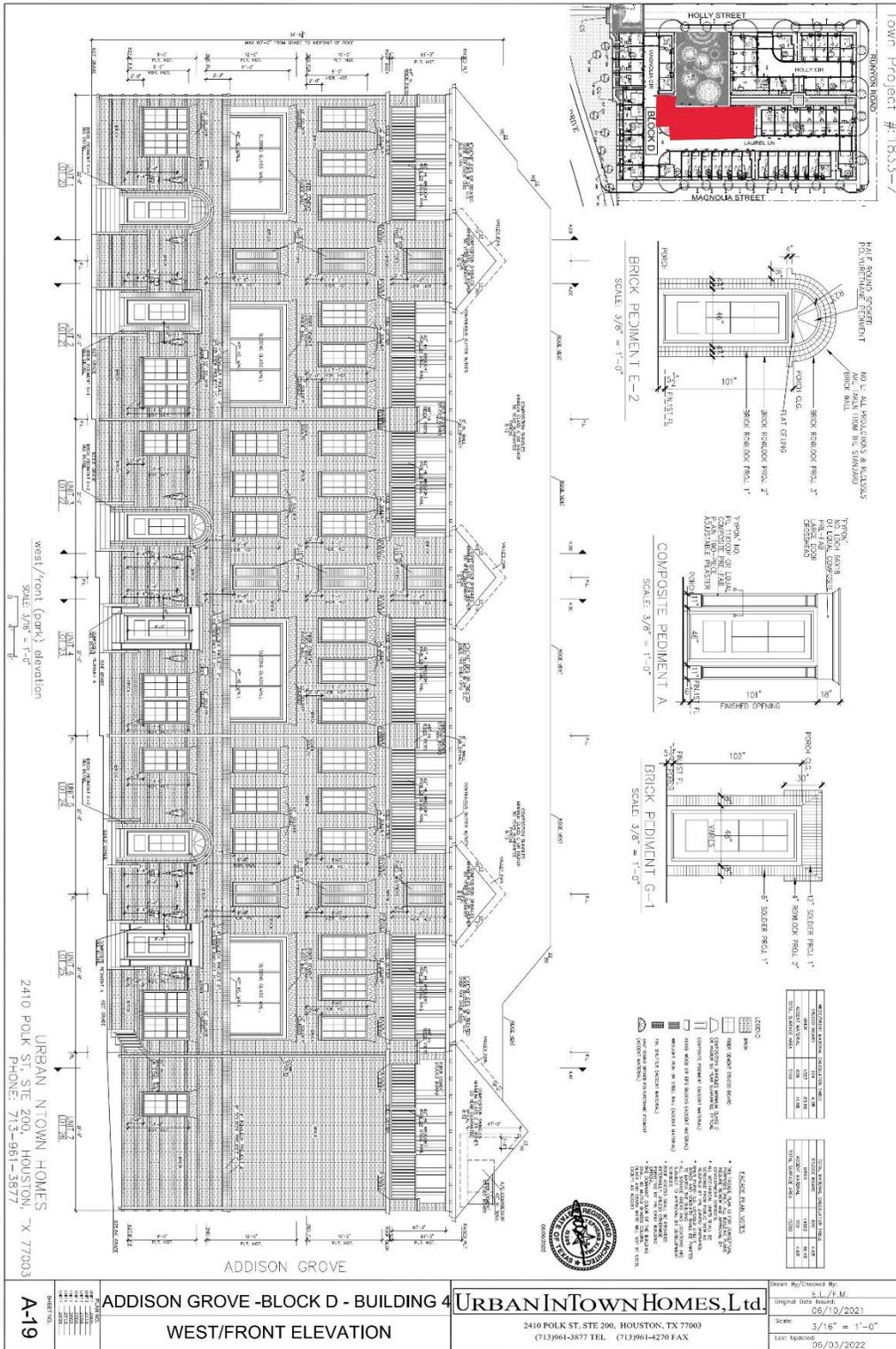
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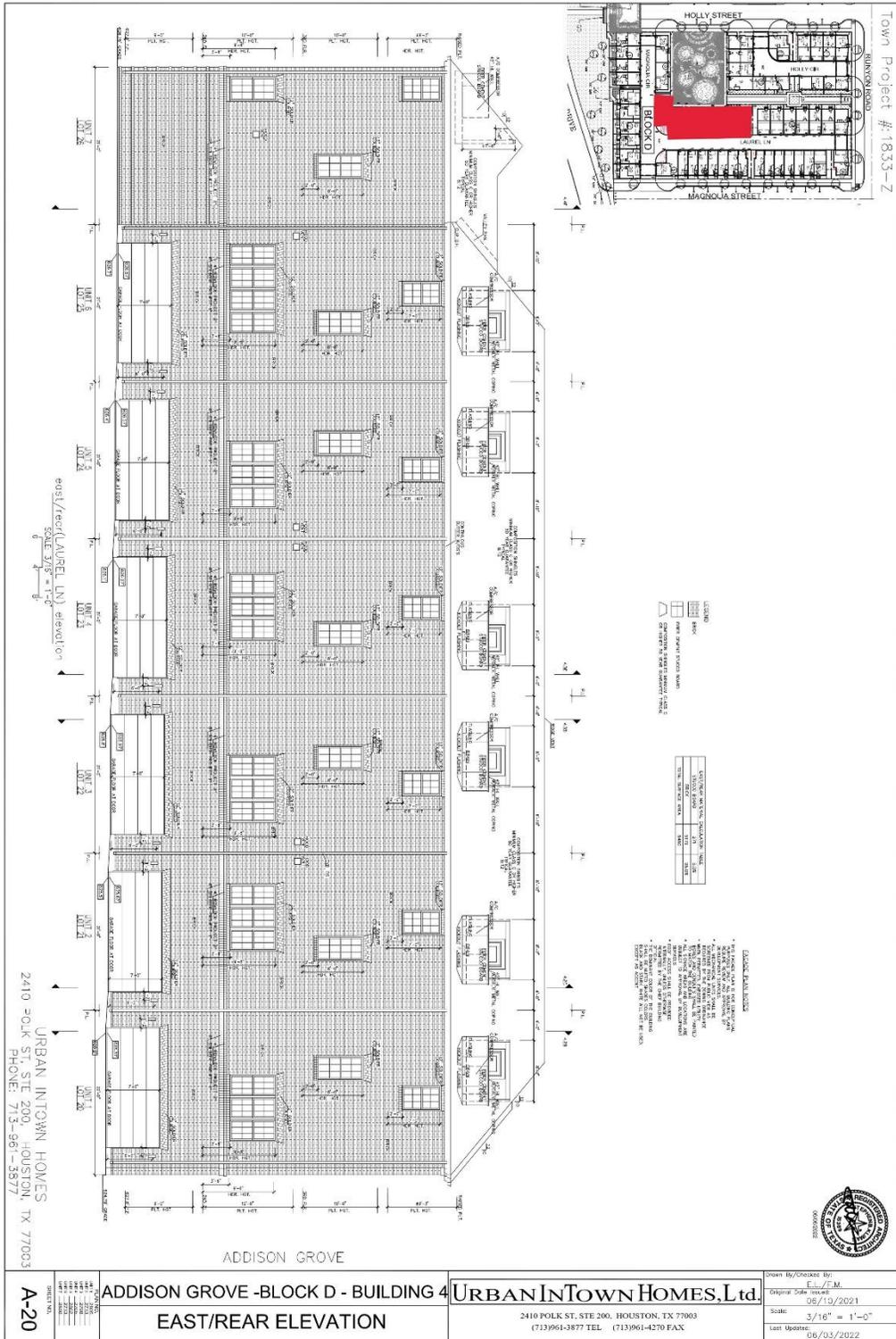
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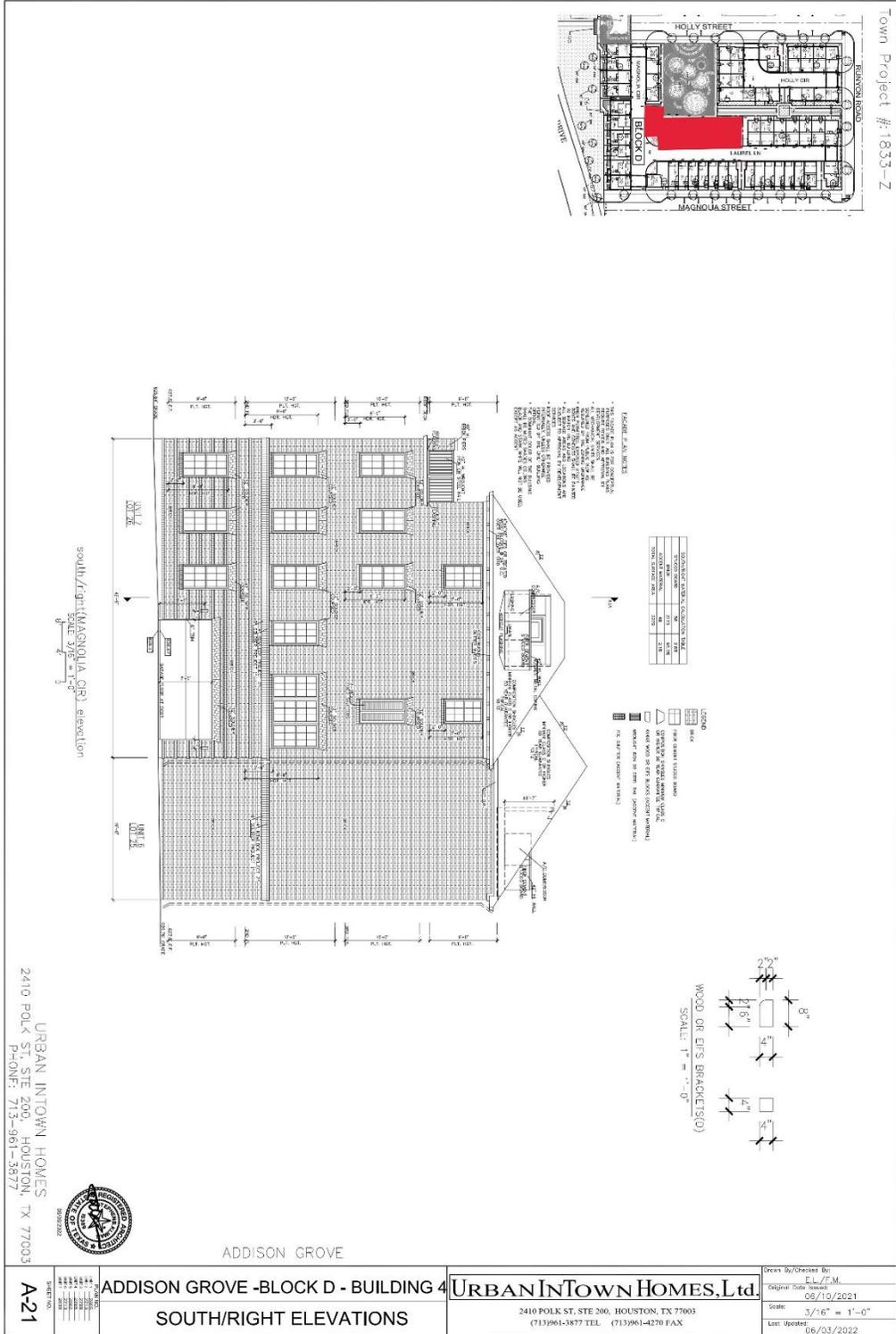
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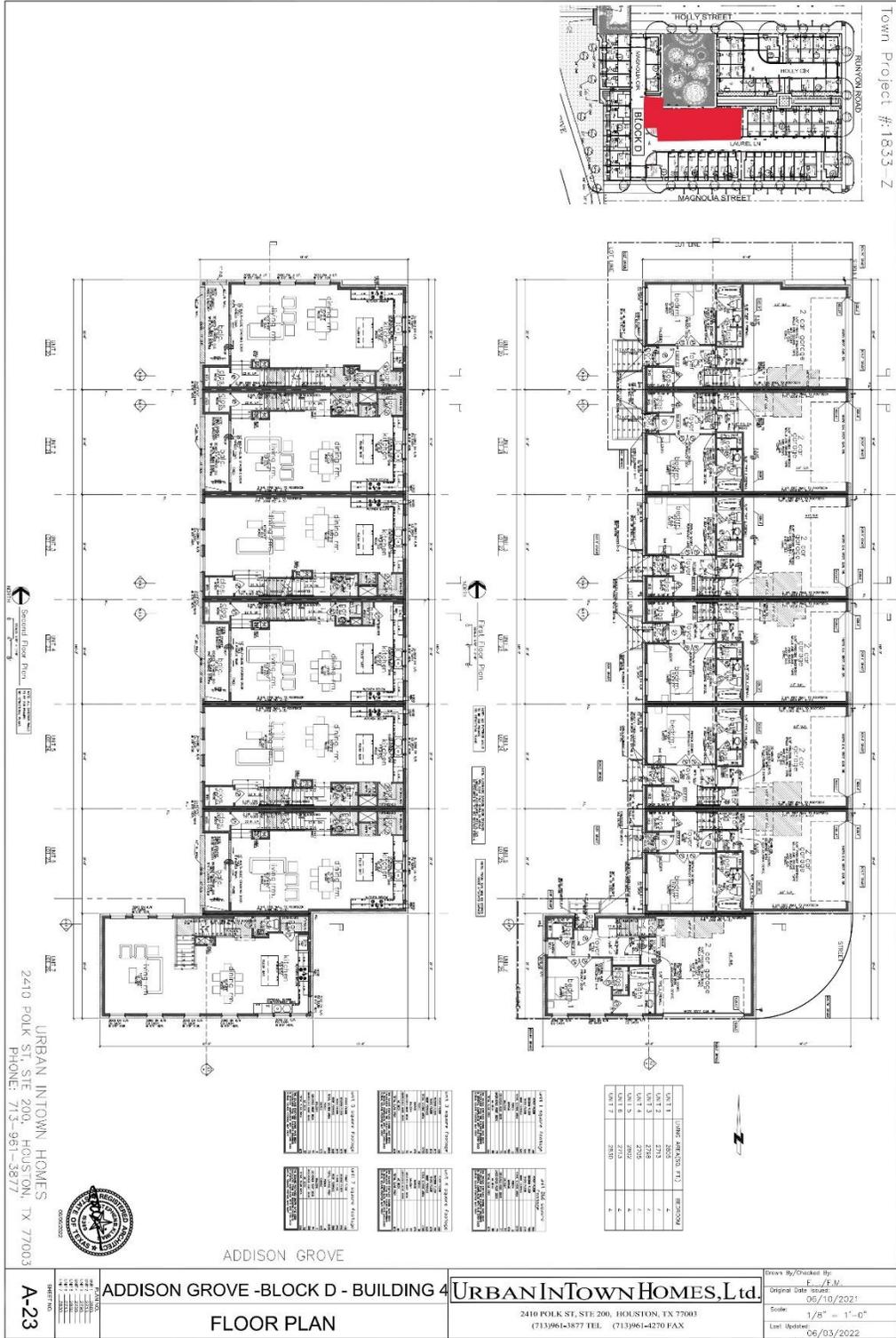


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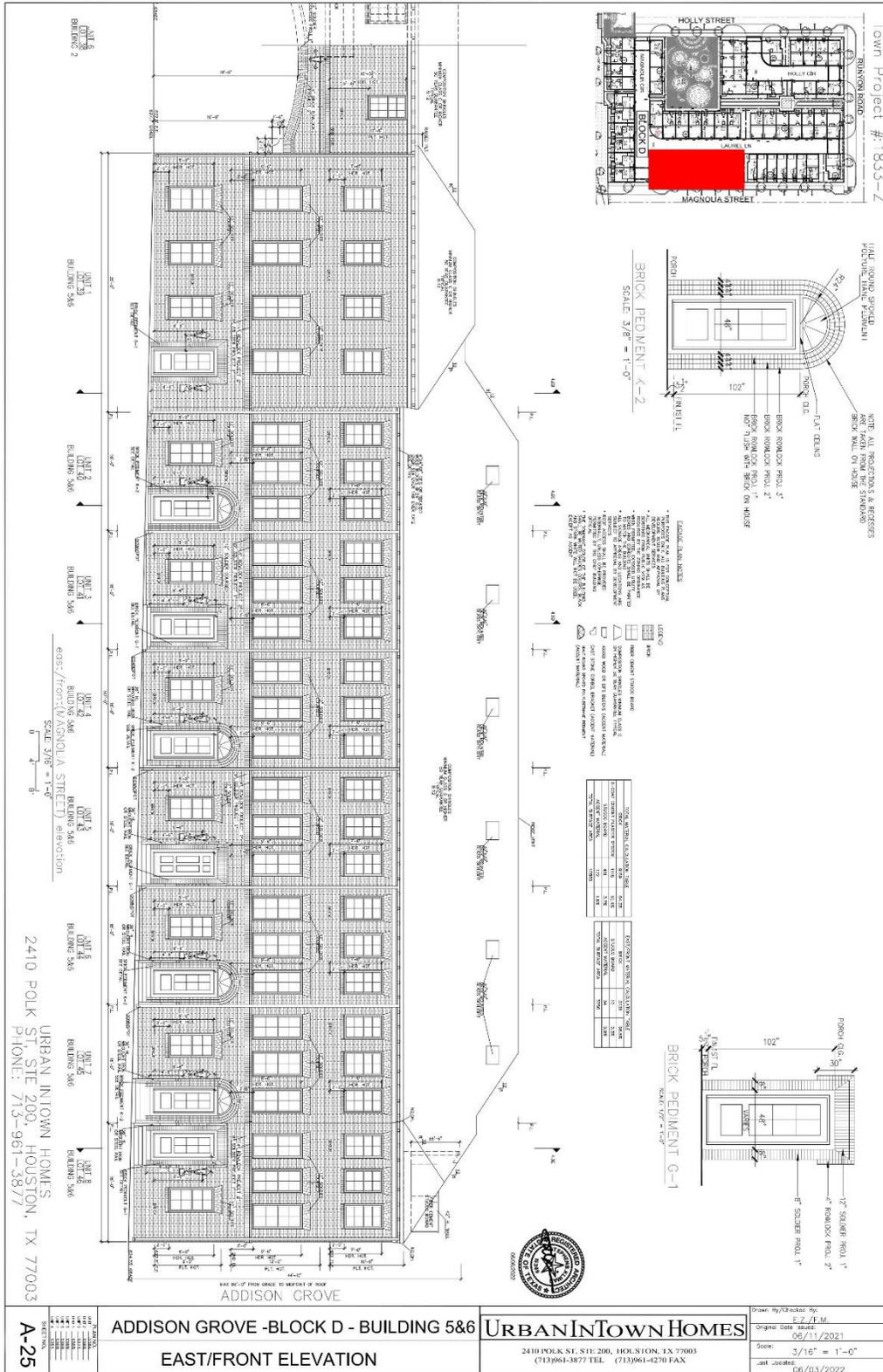
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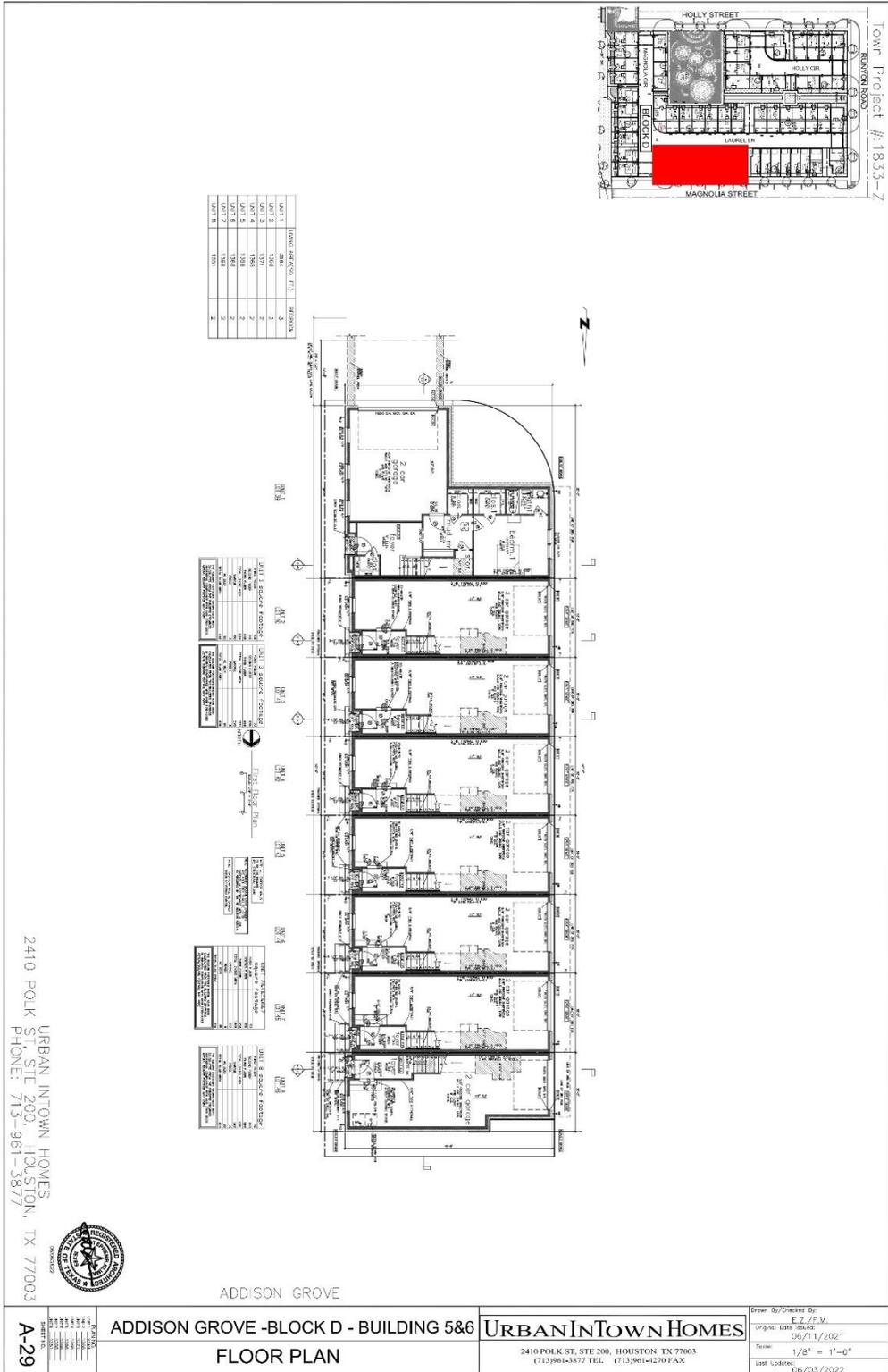








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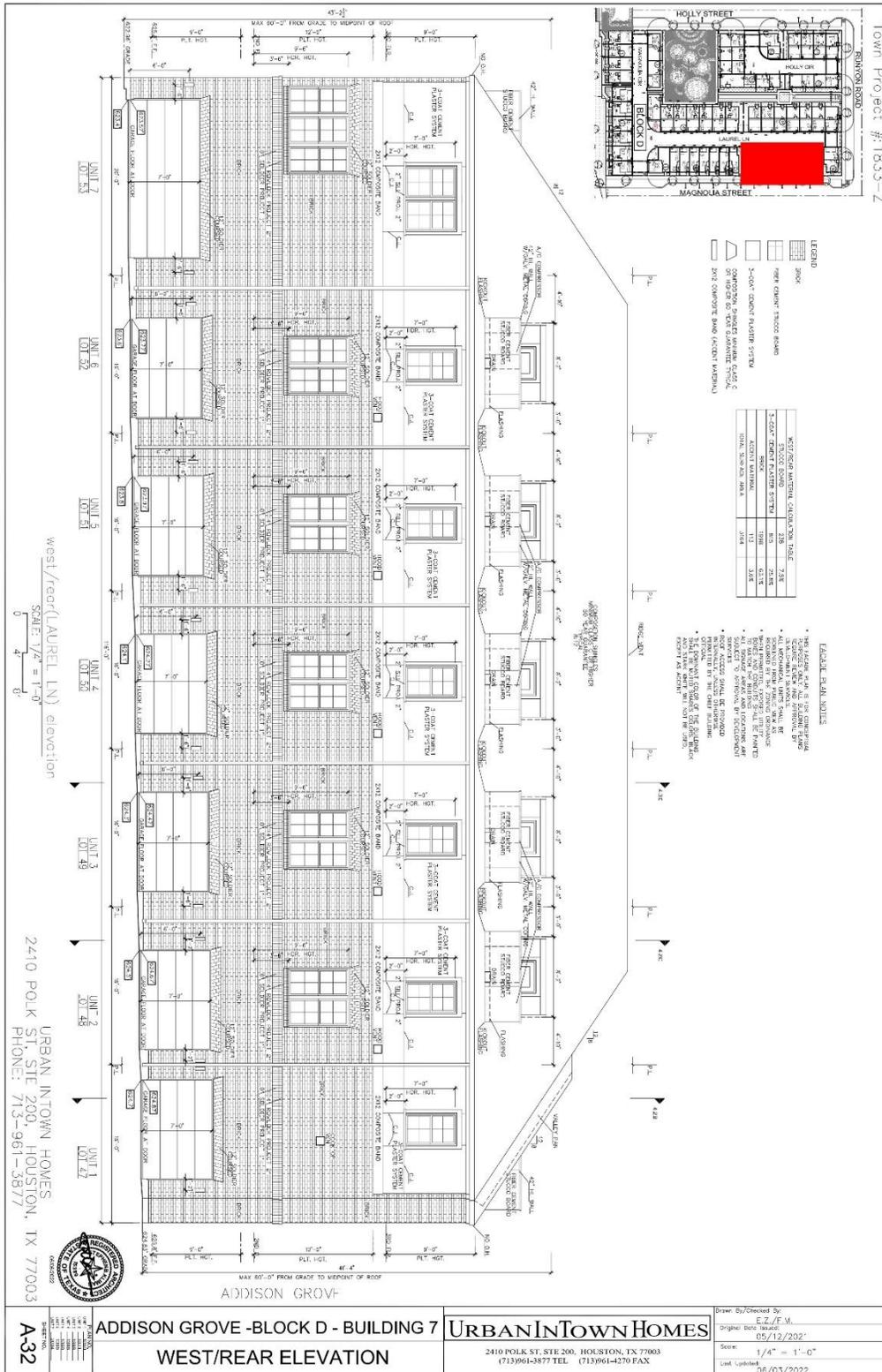


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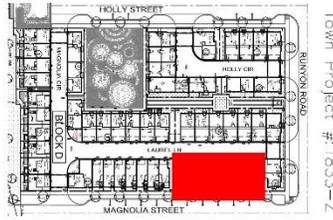
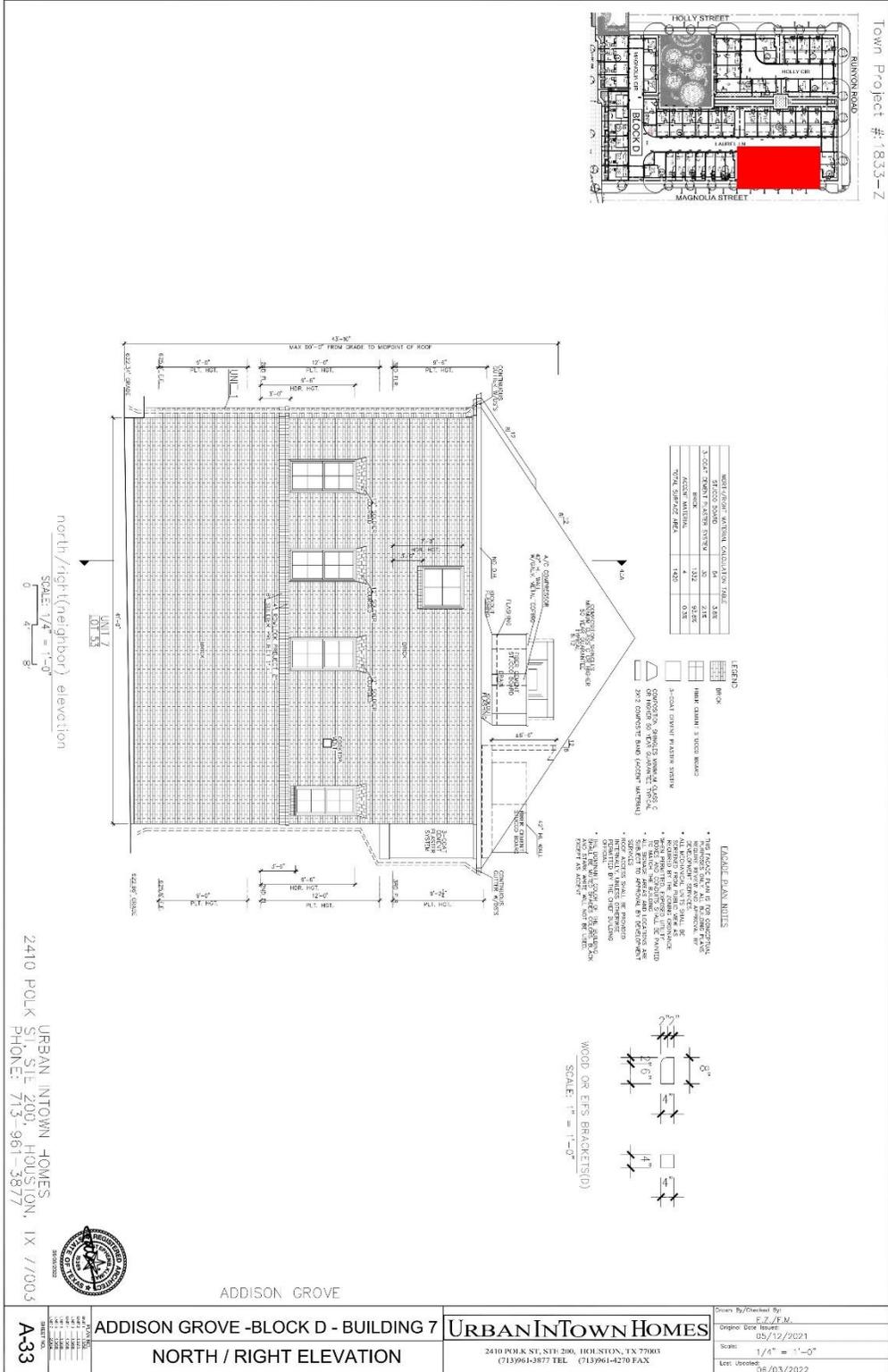




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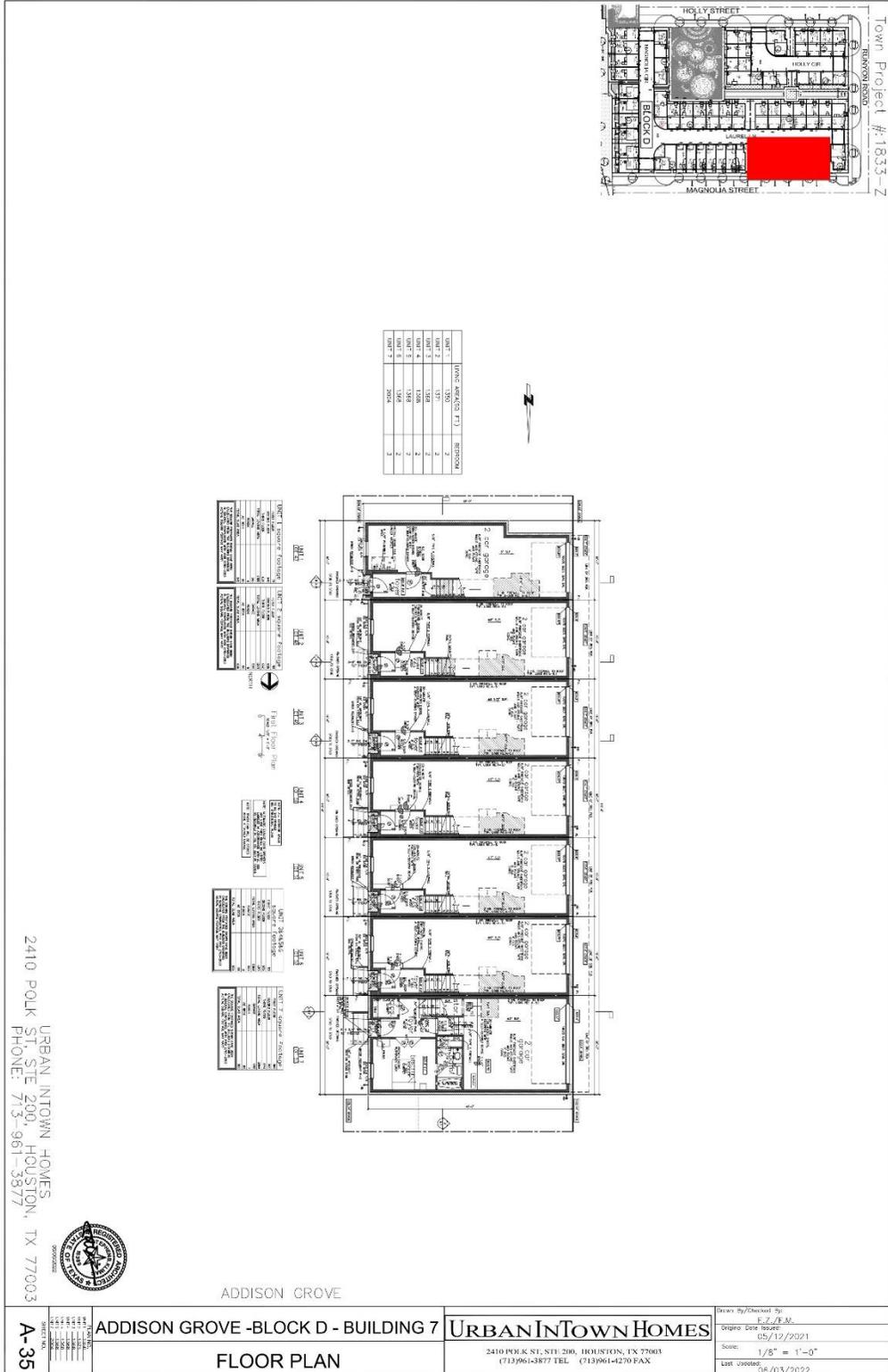


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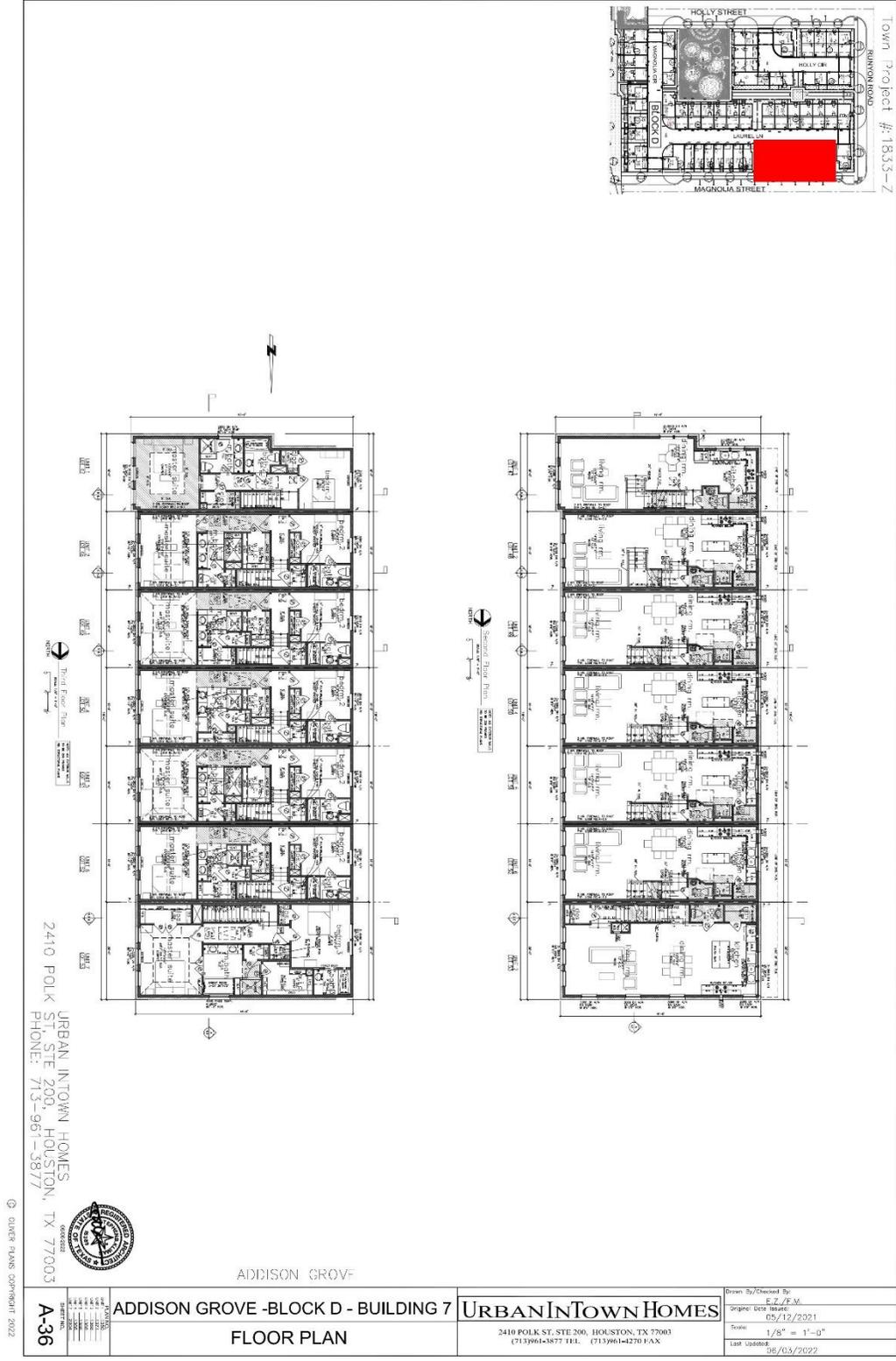




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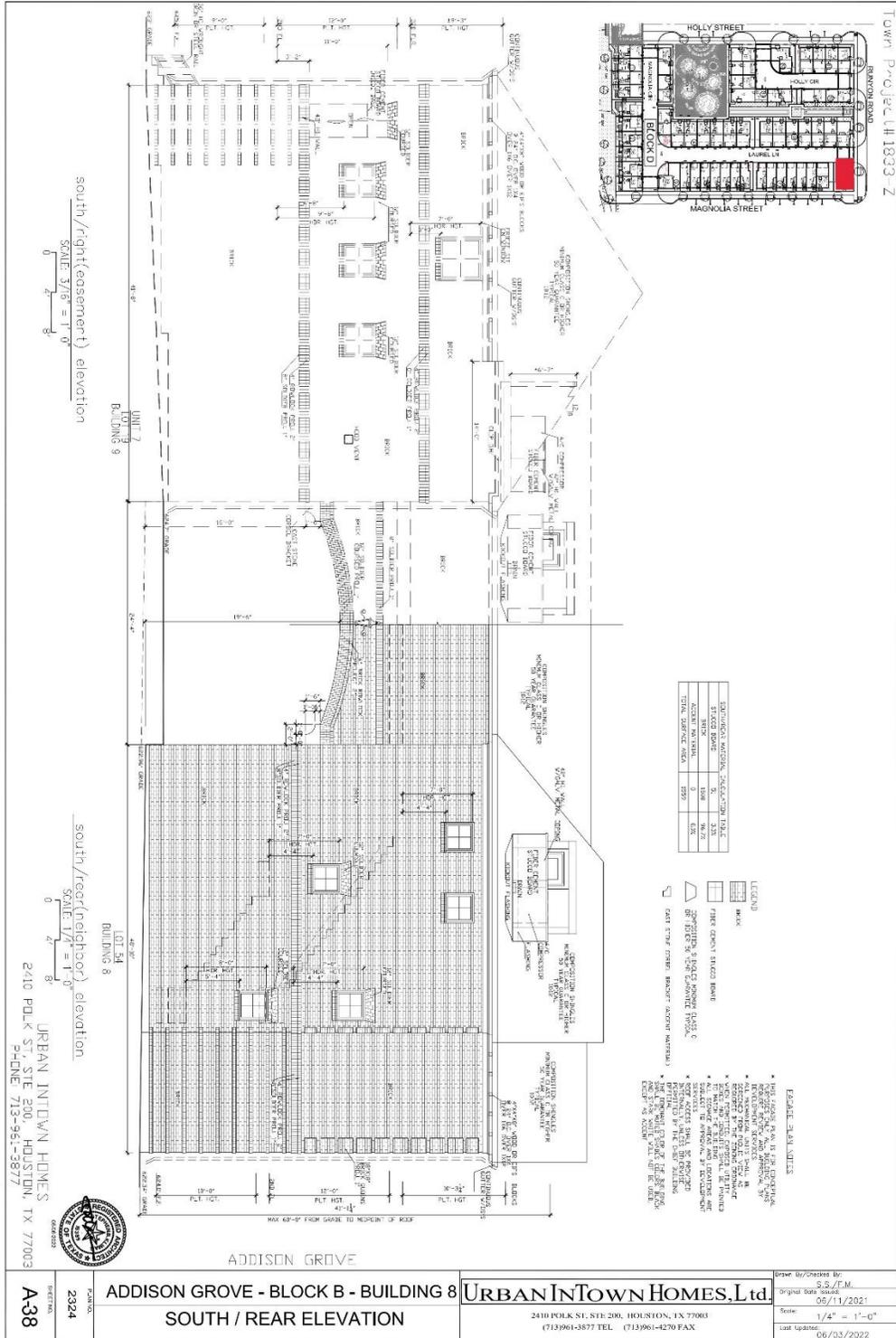


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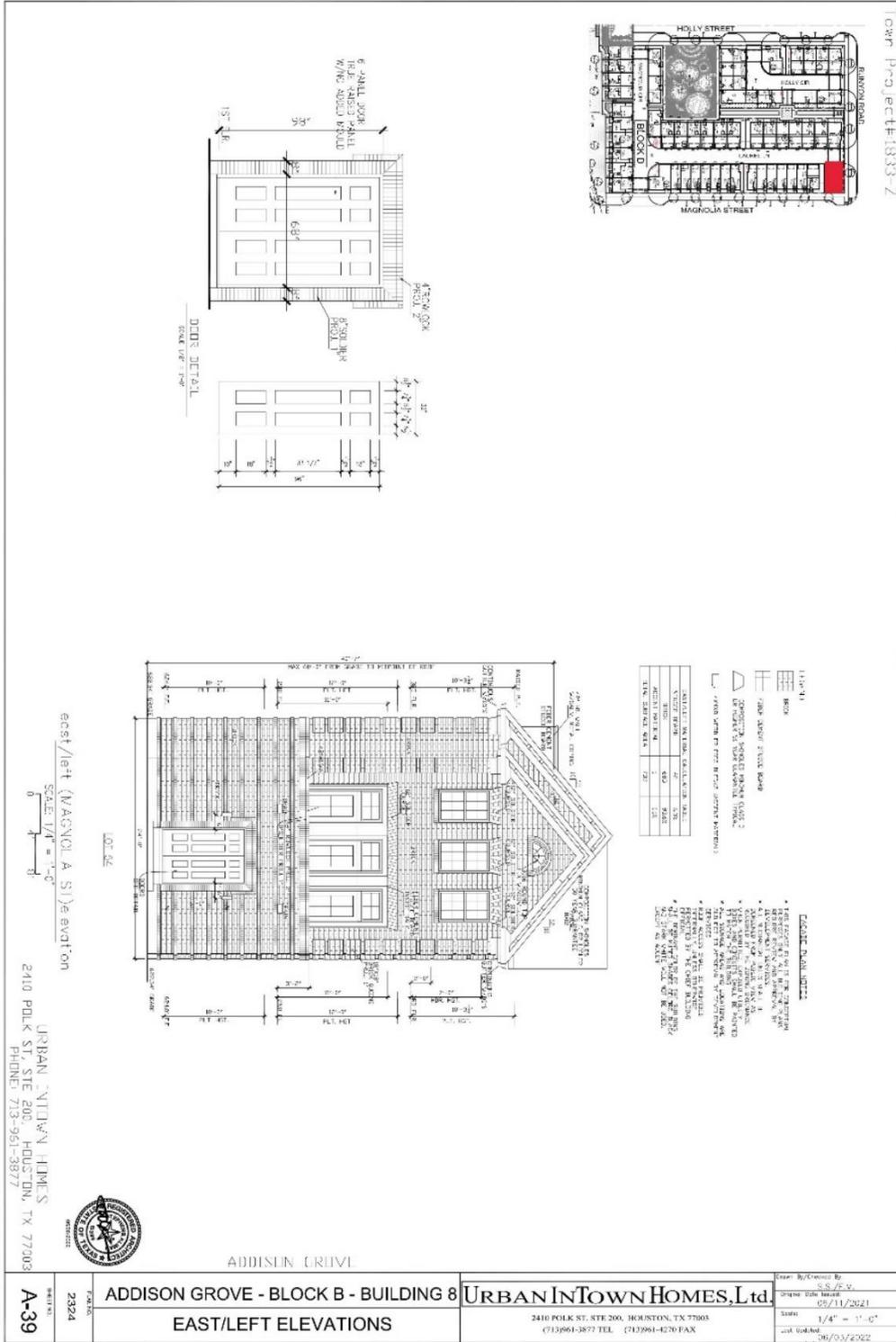




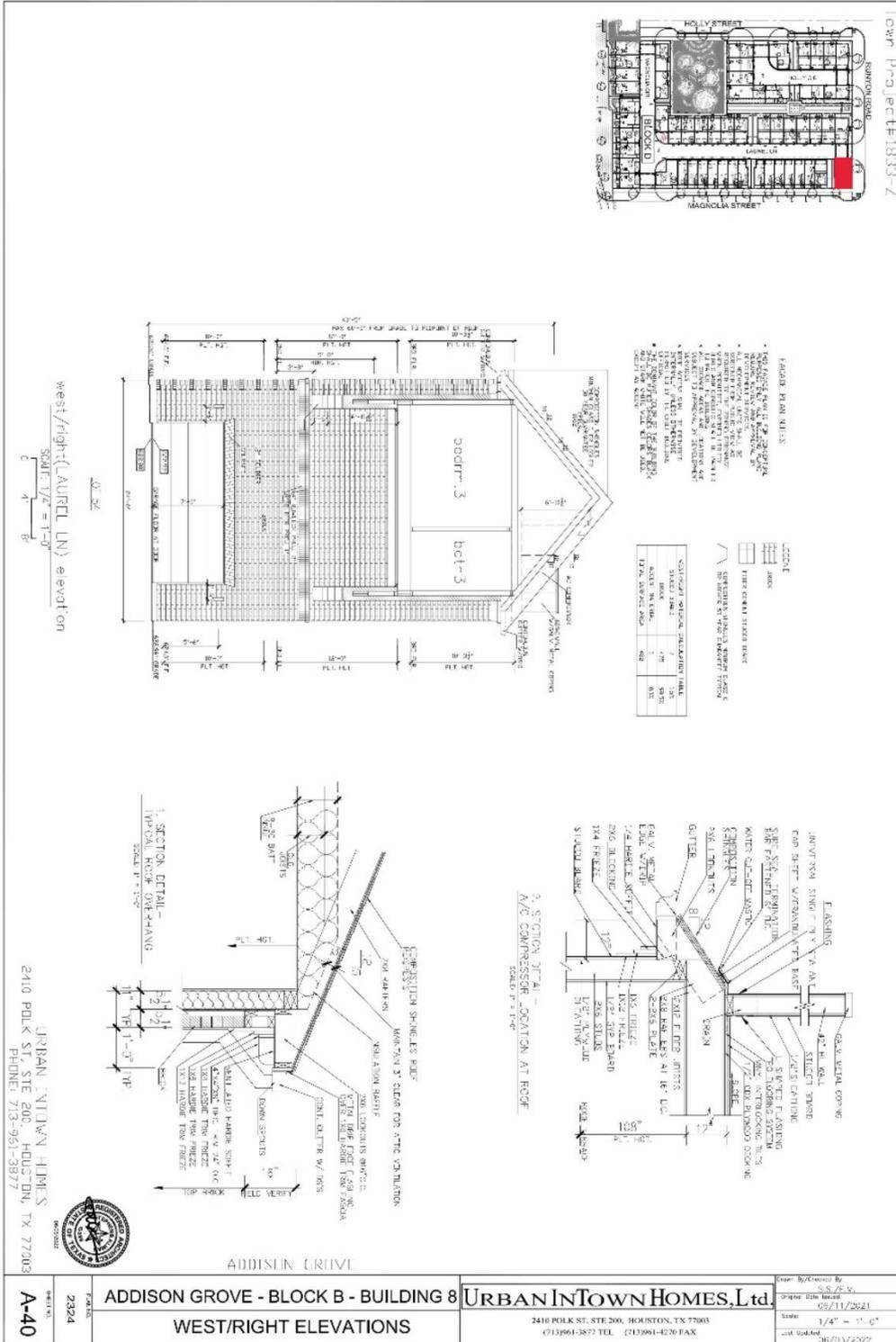
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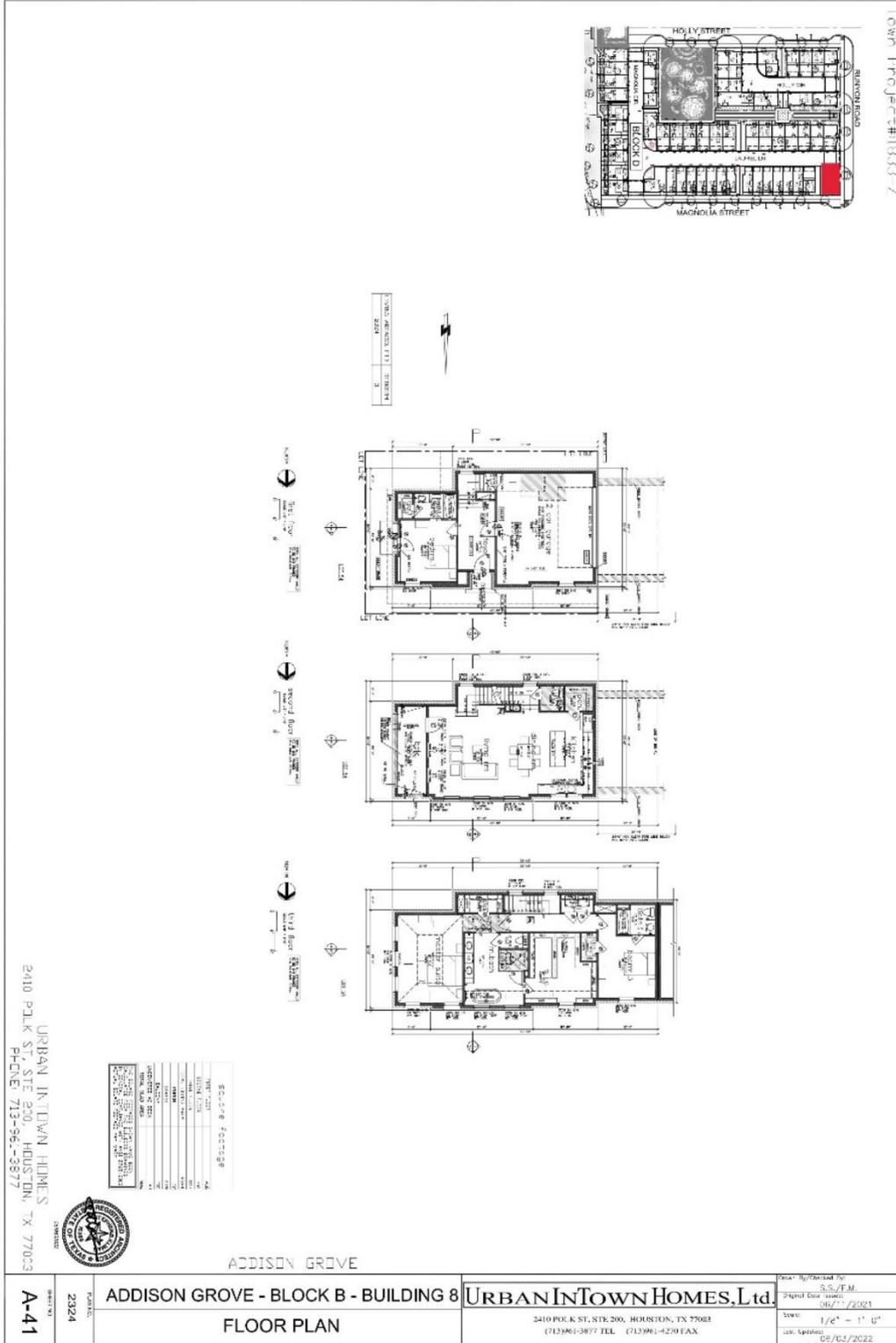


# Exhibit A



<p><b>ADDISON GROVE - BLOCK B - BUILDING B</b></p> <p style="text-align: center;"><b>WEST/RIGHT ELEVATIONS</b></p>	<p style="text-align: center;"><b>URBAN INTOWN HOMES, Ltd.</b></p> <p style="font-size: small; text-align: center;">2410 POLK ST., STE 200, HOUSTON, TX 77003 (713)961-3877 TEL. (713)961-4276 FAX</p>
<p>DATE: 2/24/24</p> <p>PROJECT NO: A-40</p>	<p>Prepared By: S.S. P. S.</p> <p>Original Date Issued: 05/11/2021</p> <p>Scale: 1/4" = 1'-0"</p> <p>Plot Number: 06/09/2022</p>

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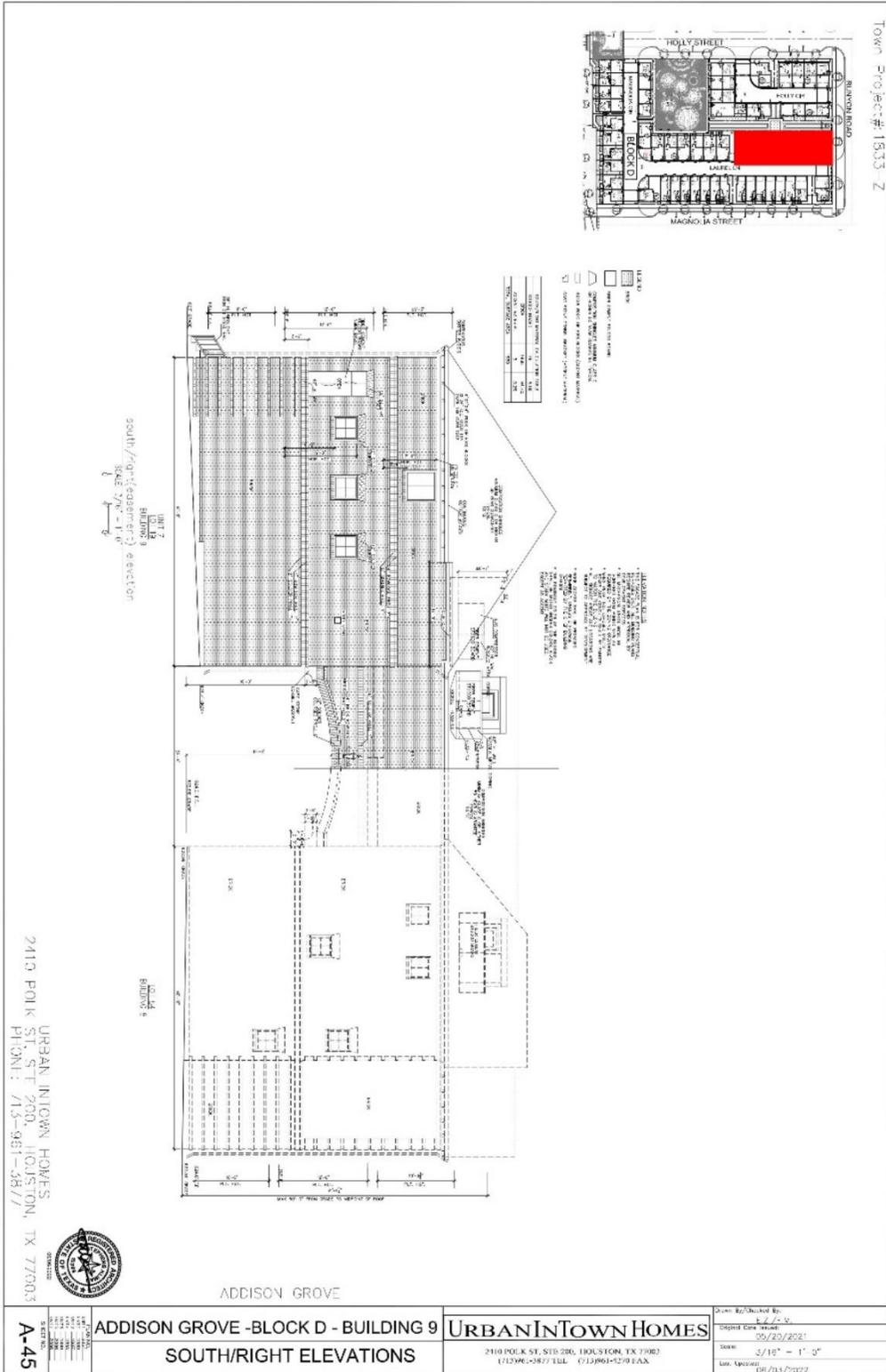




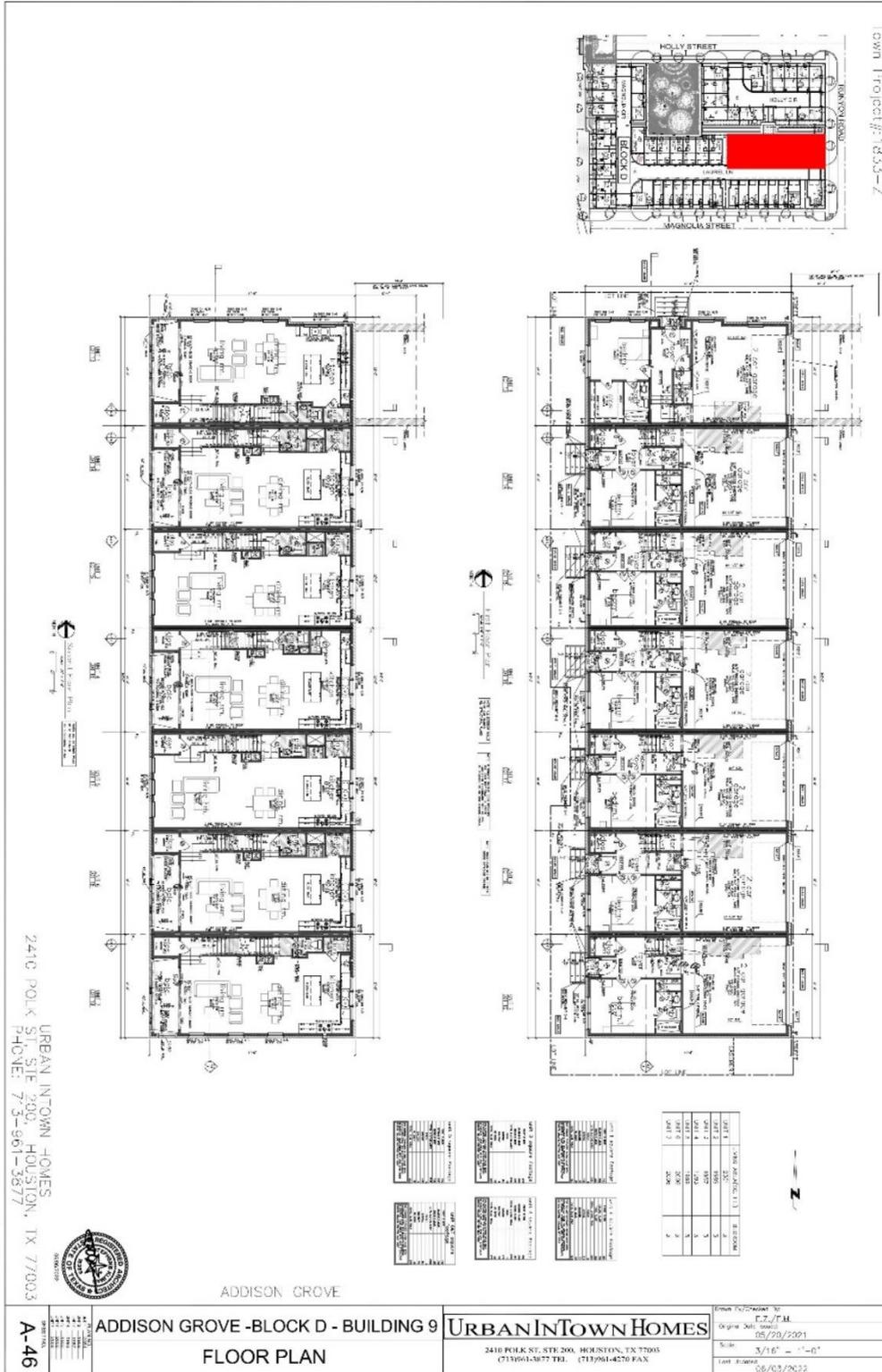




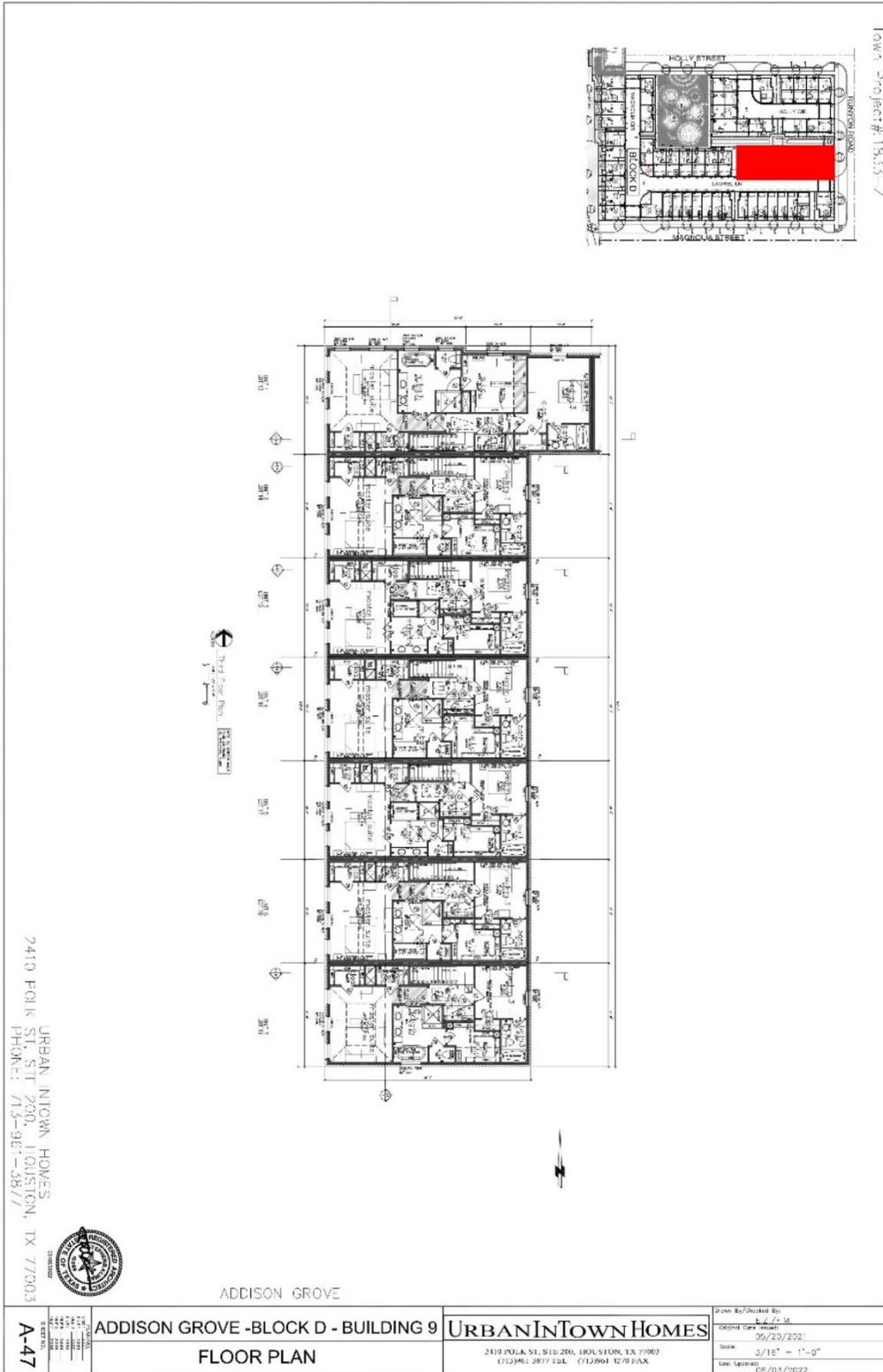
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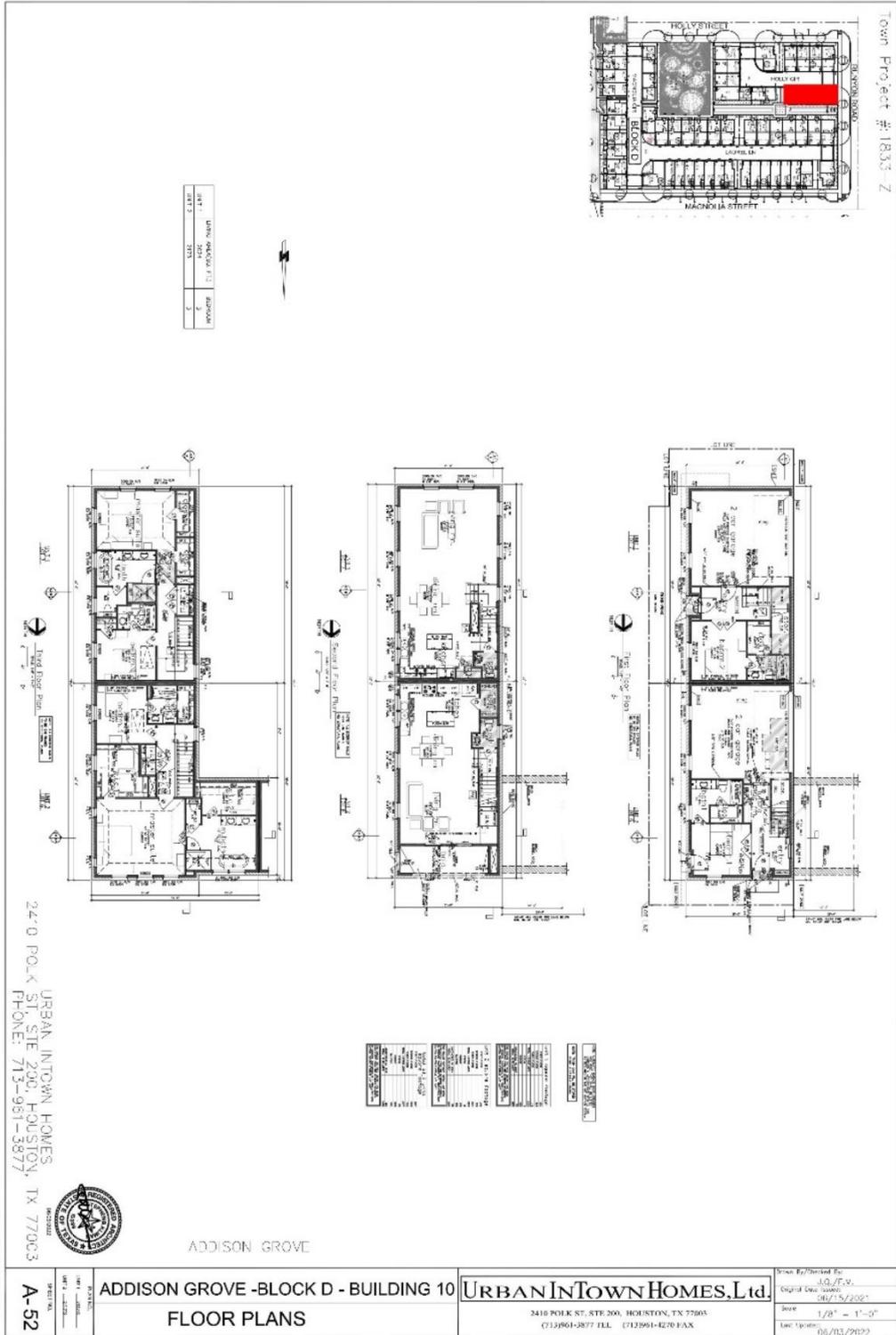




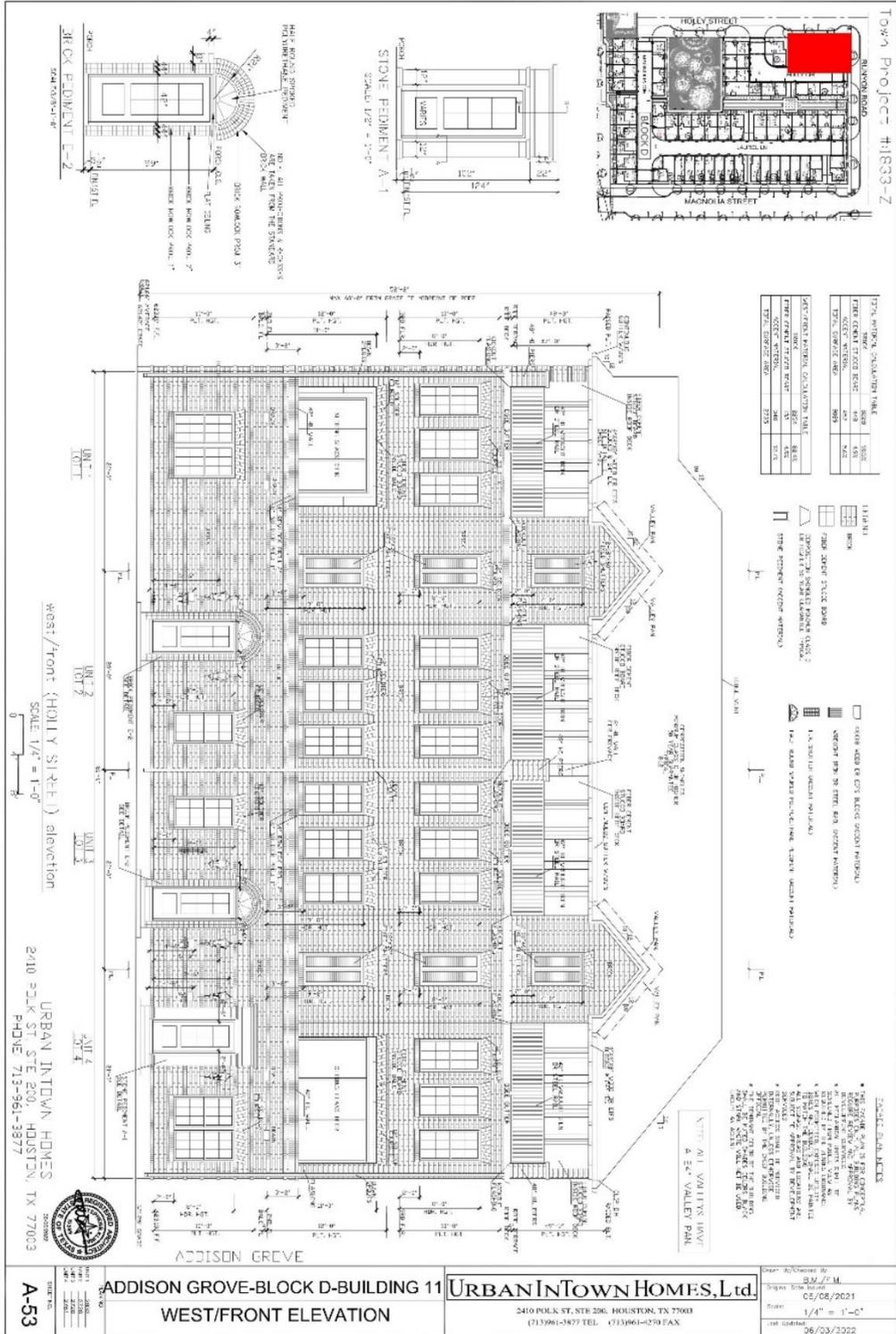




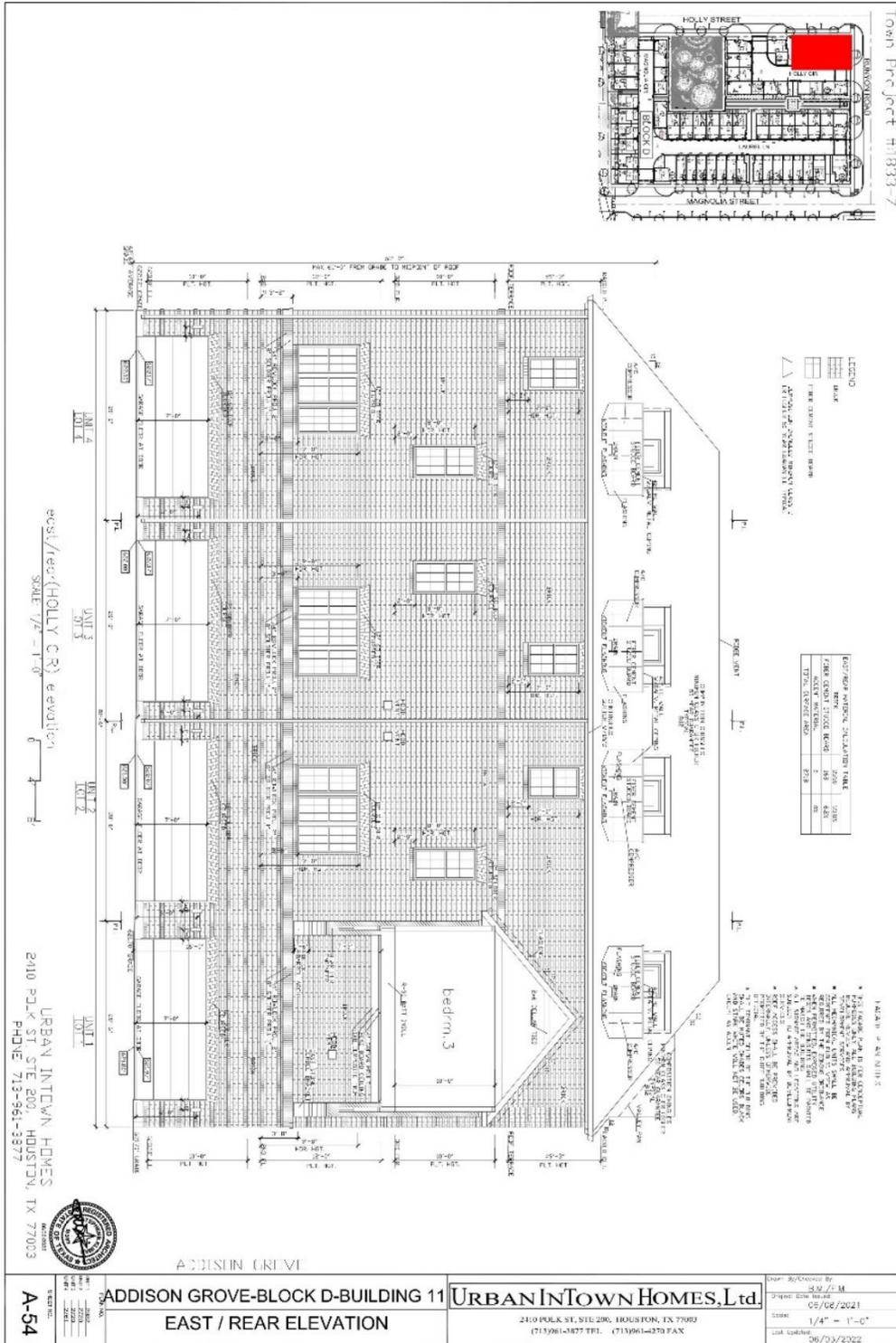
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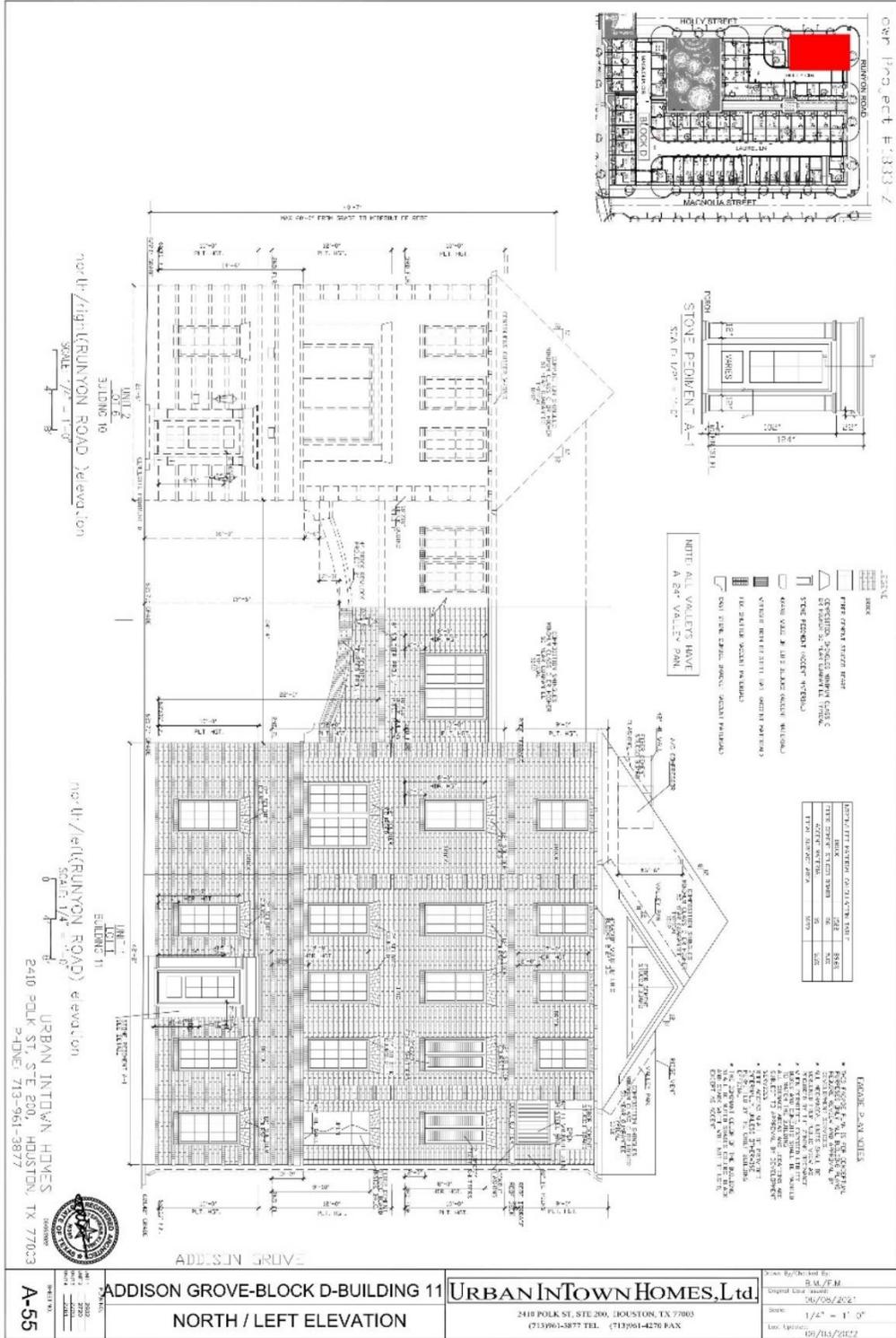
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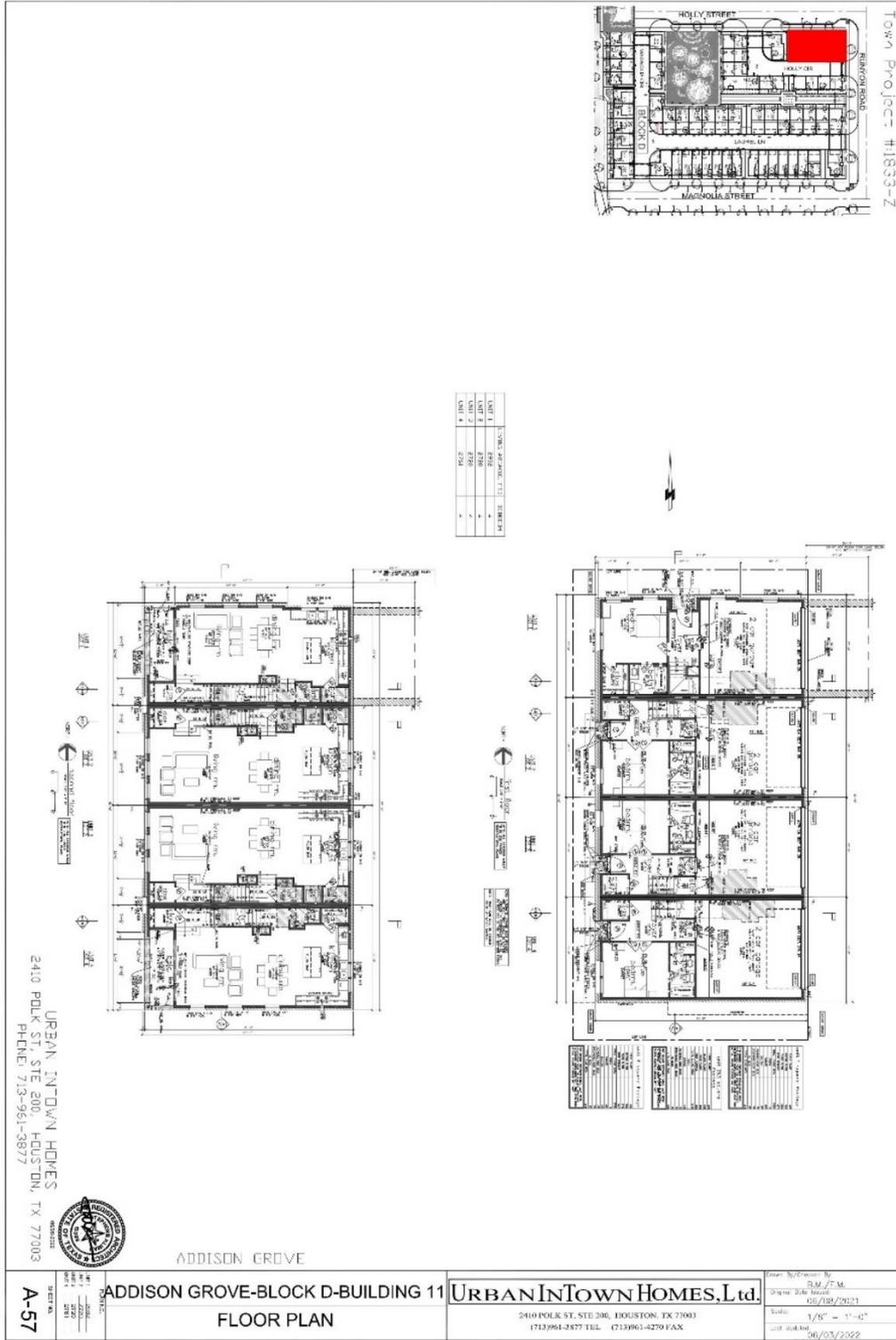


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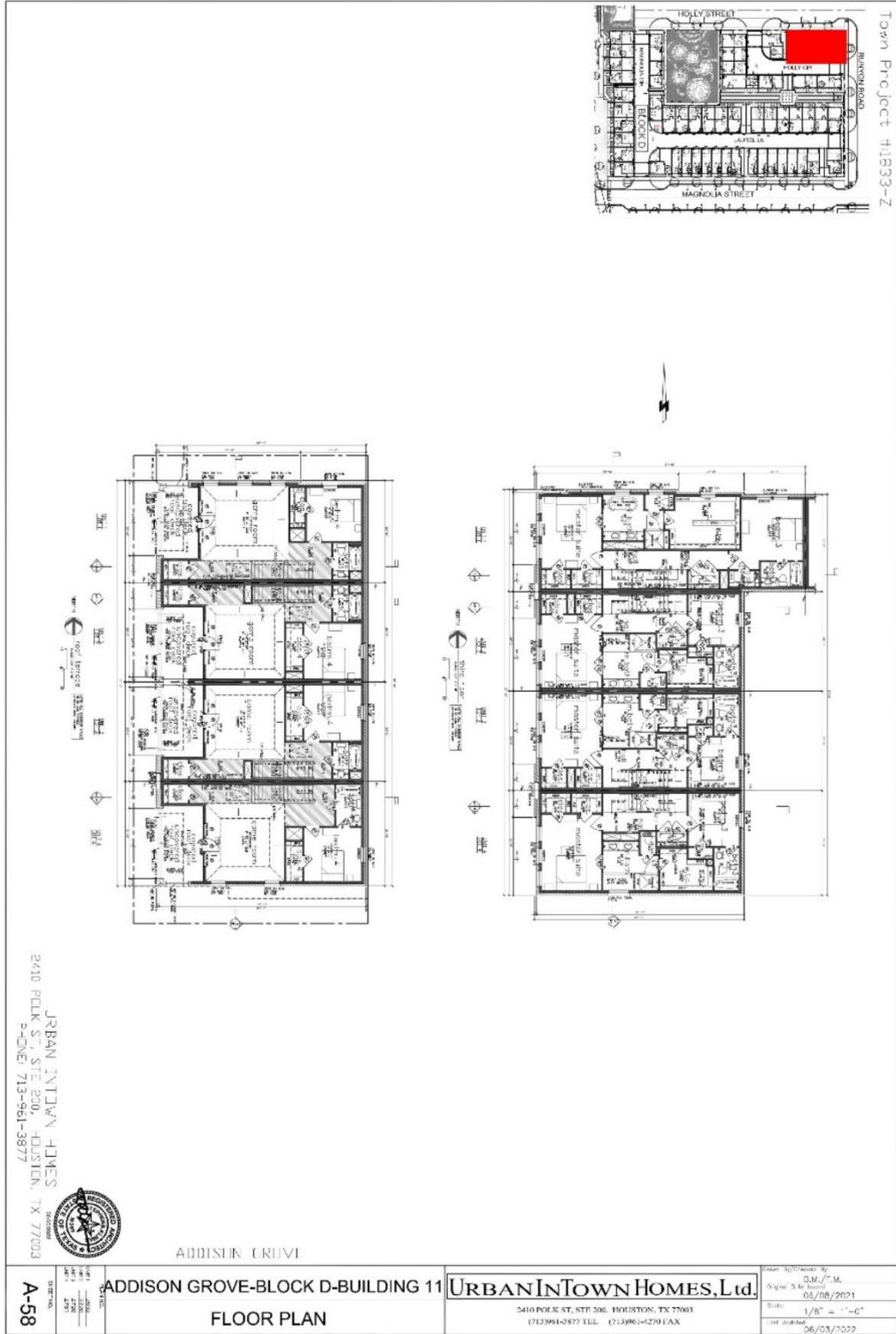




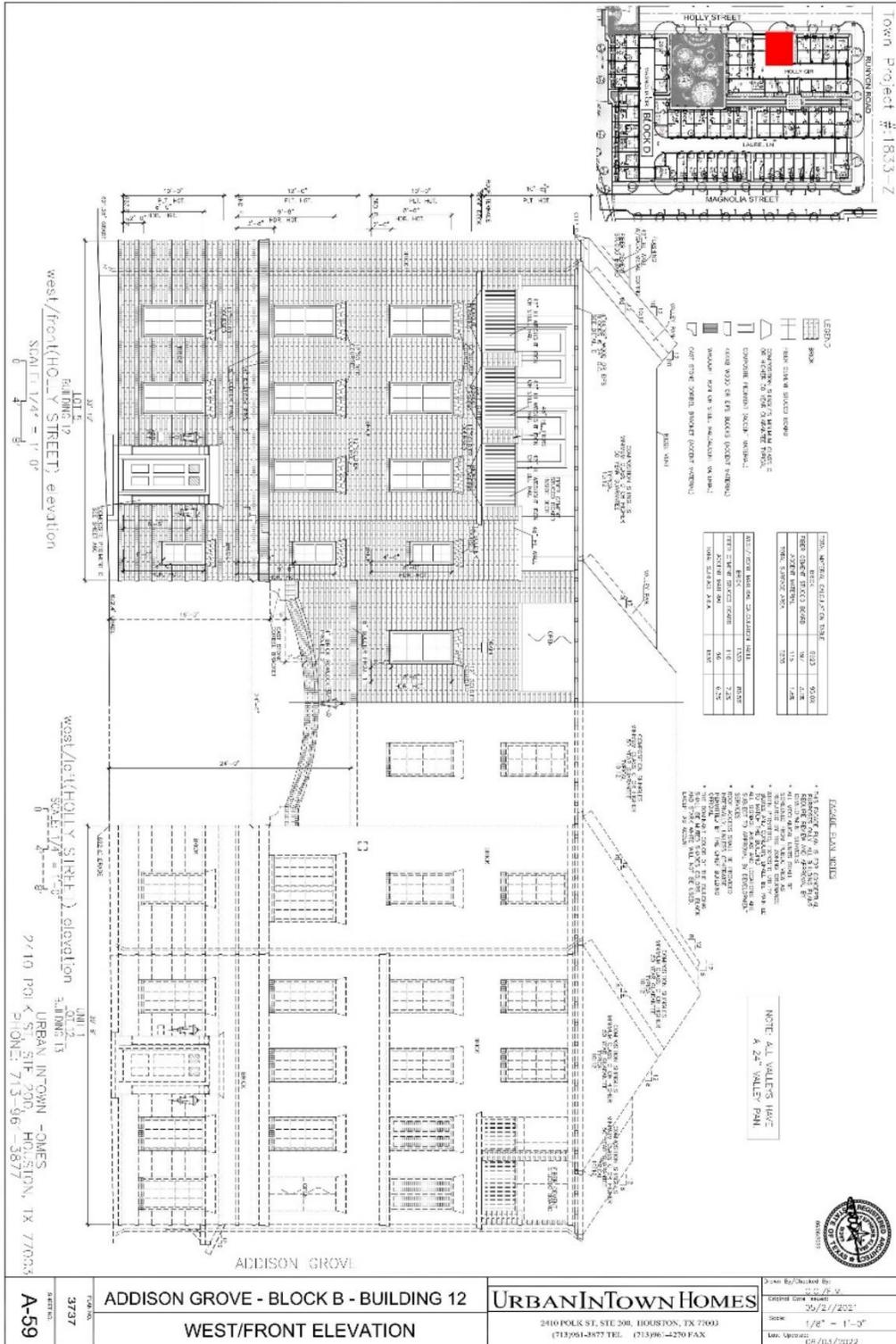
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**Exhibit A**

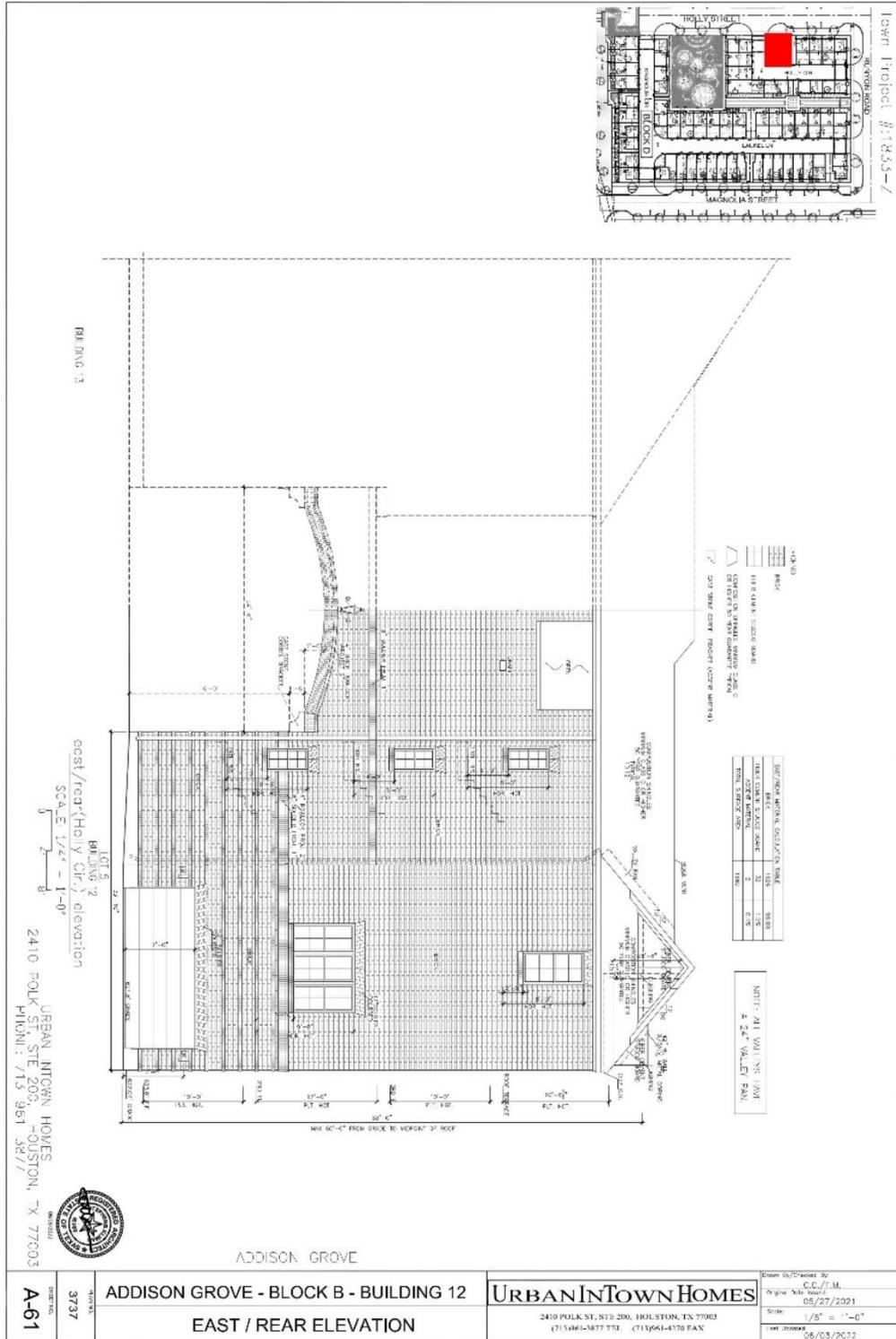


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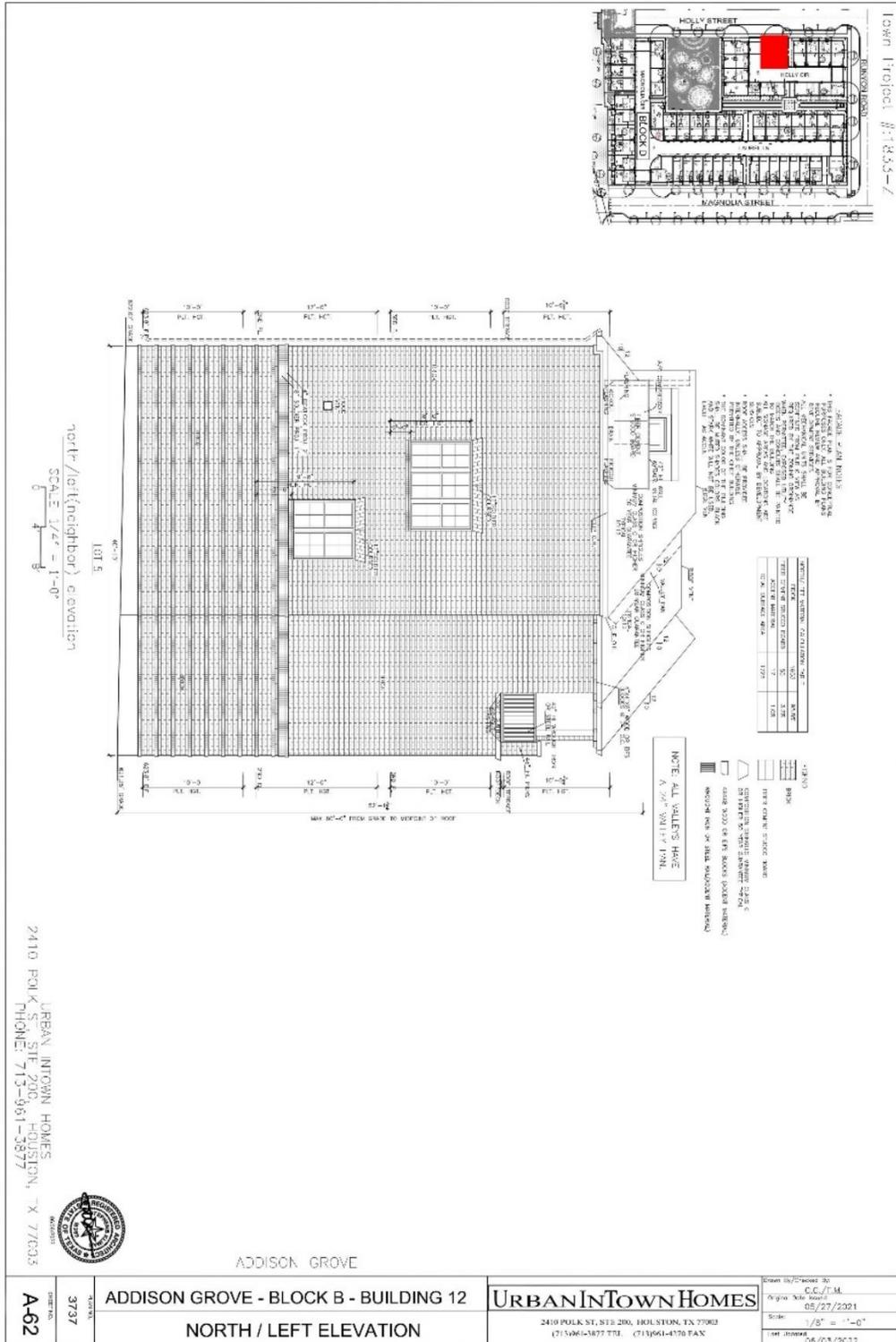




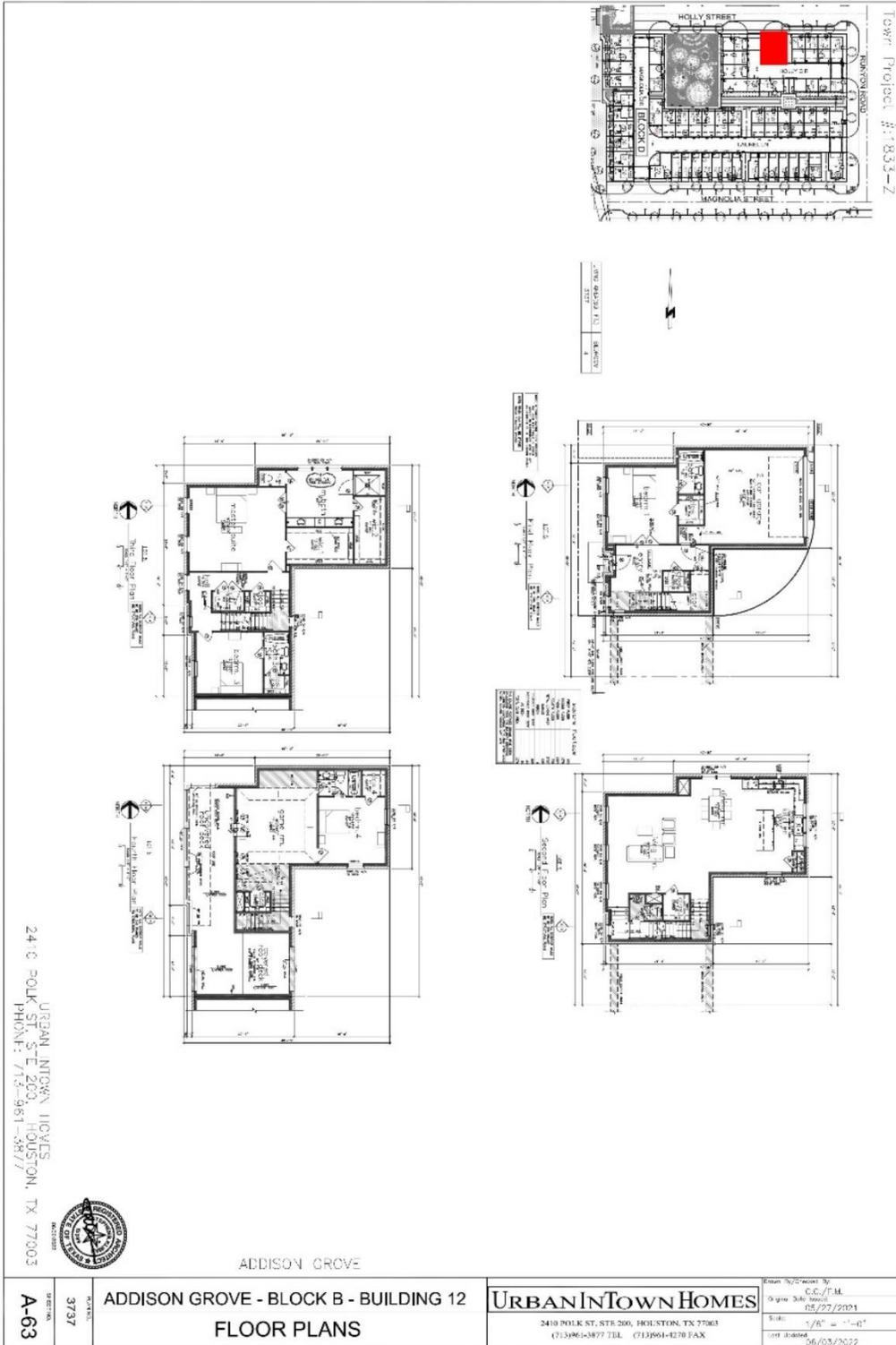
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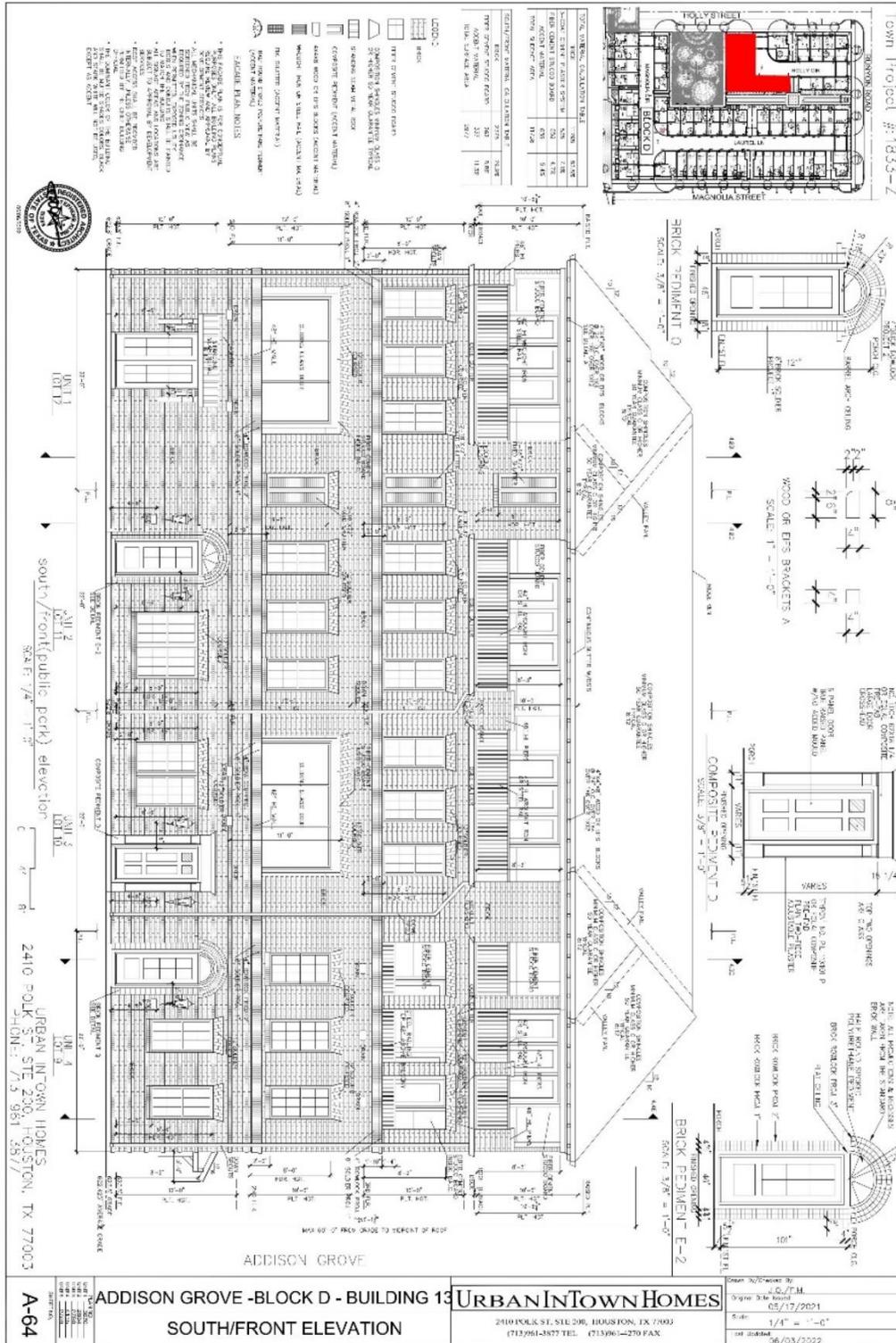
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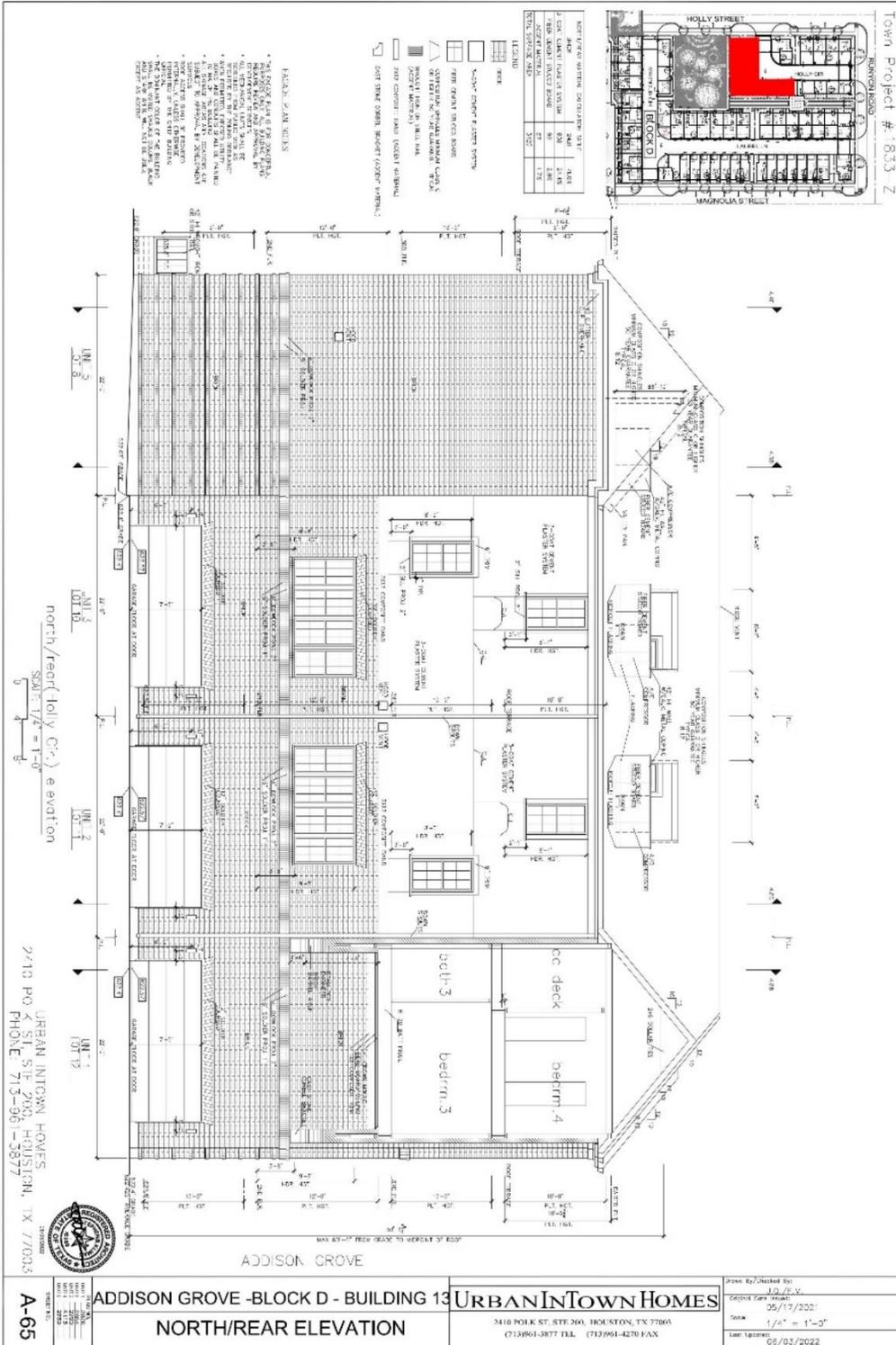
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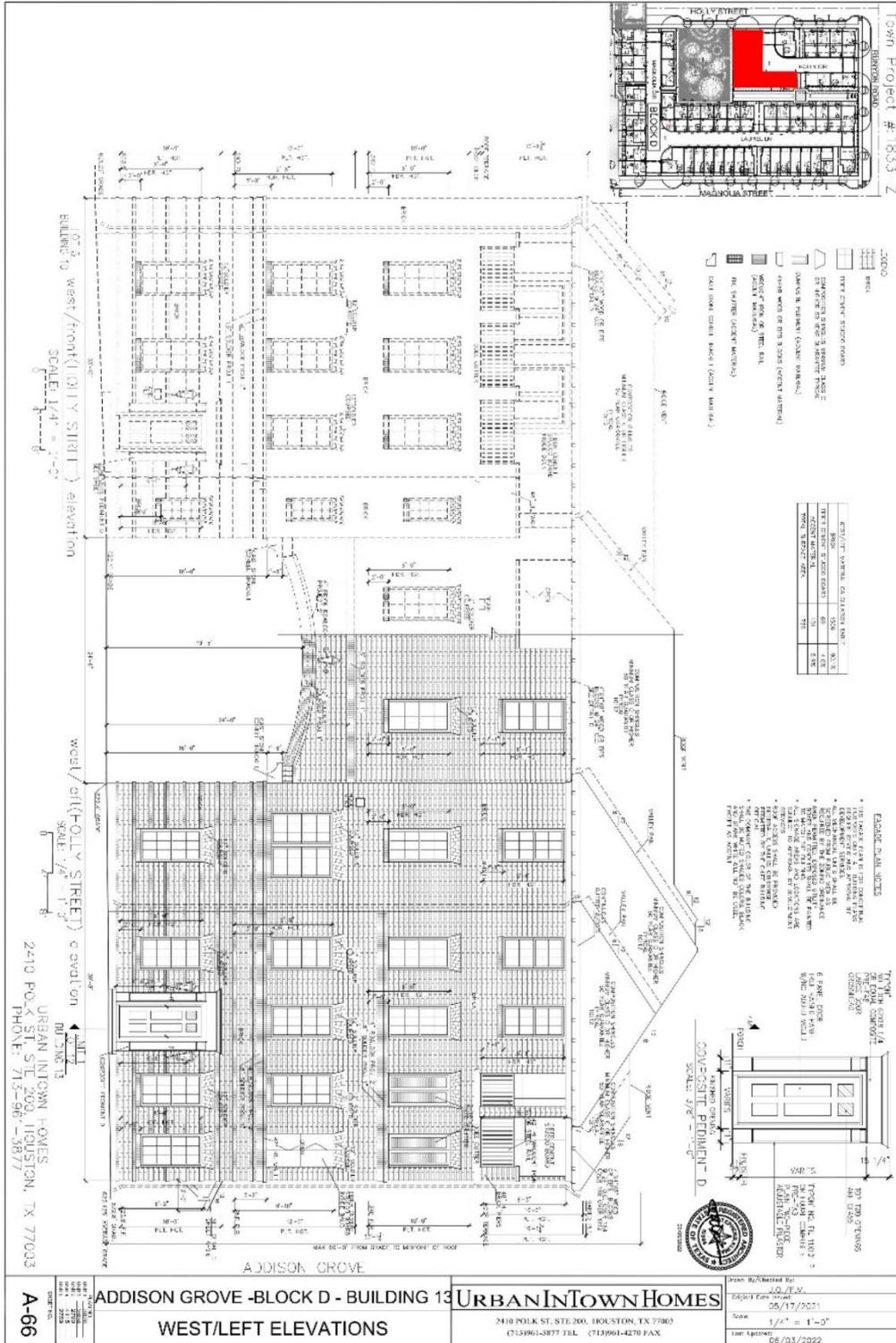
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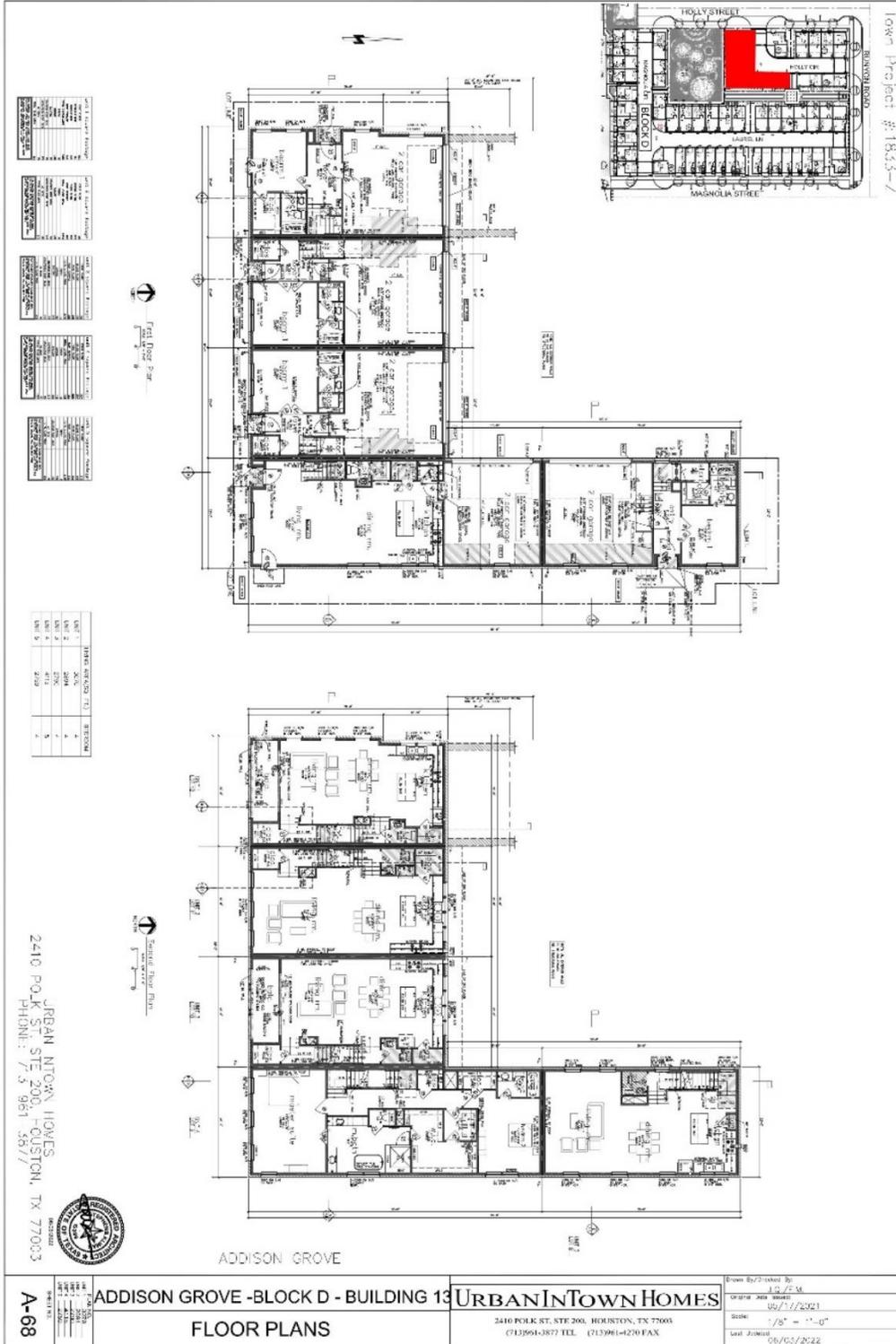


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